File Box 8

Davidson County DEEDWARR
Recvd: 08/07/01 12:27 2pgs
Fees:13.00 Taxes:251.60
20010807-0084698

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2001

Notary Public

MY COMMISSION EXPIRES: 5/26/2001

GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CURTIS W. VADEN	**SUNTRUST BANK**	**61-16-161**
1004 GREENLAND DRIVE	**201 FOURTH AVE. NORTH**	
FRANKLIN, TN 37069	**NASHVILLE, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EDWINA F. PHELPS, TRUSTEE WITH FULLY POWER OF THE PHELPS MARITAL TRUST AND EDWINA F. PHELPS, INDIVIDUALLY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CURTIS W. VADEN AND WIFE, ANGELA L. VADEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

A certain tract of land being Tract 12, Block "C" of Greenland Estates, as of record in Book 974, page 113, Register's Office for Davidson County, Tennessee.

Said Tract 12 fronts 50 feet on the southwesterly side of Martha Avenue, now Cardinal Avenue, and runs back between parallel lines 175 feet to a dead line.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Donelson Hills, of record in Book 2330, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 161 fronts 259.9 feet on the northerly side of Guaranty Drive and runs back 202 feet on the westerly line and 110 feet on the easterly line, to a dead line, measuring 232 feet thereon.

Being the same property conveyed to Ira B. Phelps by deed from Dorothy Marie Agee, dated May 31, 1974 of record in Book 4822, page 132, Register's Office for Davidson County, Tennessee. The said Ira B. Phelps having since died on February 16, 2000 leaving a Will probated in Case No.00P1617, Probate Court for Davidson County, Tennessee naming Edwina F. Phelps, Trustee with full power of the Phelps Marital Trust and Edwina F. Phelps, Individually.

Unimproved ( )

This is improved (X) property known as **1350 CARDINAL AVENUE, NASHVILLE, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3RD day of AUGUST, 2001

Edwina F. Phelps Trustee with full power of the Phelps Marital Trust
EDWINA F. PHELPS, TRUSTEE WITH FULL POWER OF THE PHELPS MARITAL TRUST

Edwina F. Phelps Individually
EDWINA F. PHELPS, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwina F. Phelps. Tristee with full power of the Phelps Marital Trust and Edwina F. Phelps, Individually the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2001.

Commission Expires:_____

_____
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____

_____
Notary Public