Davidson County DEEDWARR
Recvd: 08/21/01 14:38 2pgs
Fees:13.00 Taxes:18.50

20010821-0090298

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,000.

Rebecca L. Jennings
Affiant

This instrument was prepared by:

Jeffrey W. Blackshear
One Vantage Way, Suite B-105
Nashville, Tennessee 37228

Subscribed and sworn to before me on this 1st day of August 20 01

Glenda M Cayce
Notary Public

My commission expires: 01-29-05

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Wade L. Phelps	SAME	081-12-212
P.O. Box 280655	P.O. Box 280655	081-12-213
Nashville, Tennessee 37228	Nashville, Tennessee 37228	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Rebecca Jennings, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wade L. Phelps, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot. No. 84 on the Plan of McGavock Wetmore & others second addition to Nashville, called the addition to the town of McGavock as of record in Book 21, page 41, Register's Office, Davidson County, Tennessee.

Said Lot No. 84 fronts 50 feet on the westerly side of 11th Avenue North and runs back between parallel lines 150 feet to an alley. Included in the above description but excluded therefrom is that portion of the subject property conveyed to the State of Tennessee by deed of record in Book 4147, page 564, said Register's Office.

Being the same property conveyed to Rebecca Jennings by deed from Joe Jennings of record in Book 5305, page 758, said Register's Office.

This conveyance is made subject to:
1. 2000 taxes, which have been prorated and assumed by Grantee.
2. Easements and rights of entry retained in the instrument of record in Plat Book 4147, Page 564, Register's Office for said County.

This is unimproved property known as 1533 11th Avenue North, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land

to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1 day of August, 2001.

Rebecca Jennings
REBECCA JENNINGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within Rebecca Jennings, the bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 1st day of August 2001.

Brenda Maxwell
NOTARY PUBLIC

My commission expires: 01-29-05