Davidson County DEEDWARR
Recvd: 08/23/01 08:28 2pgs
Fees:13.00 Taxes:351.50

20010823-0090939

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Edwina F. Phelps
Affiant

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2001.

Notary Public

MY COMMISSION EXPIRES: March 30, 2003.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blanca I. Perez L.	Blanca I. Perez L.	95-1-4
(NAME)	(NAME)	
2124 & 2126 Guaranty Drive	106-B West Hills Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Lebanon, Tennessee 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

THE ESTATE OF IRA B. PHELPS

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

BLANCA I. PEREZ L.

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 1:
Being Lot No. 2 on the Plan of Resubdivision of Lot No. 161, Donelson Hills, Section 2, of record in Book 5060, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT 2:
Being Lot No. 1 on the Plan of Resubdivision of Lot No. 161, Donelson Hills, Section 2, of record in Book 5060, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ira B. Phelps by deed from R. W. Jenkins, Trustee of record in Book 4113, Page 699, and by Dorothy Marie Agee of record in Book 4822, Page 132, Register's Office for Davidson County, TN. The said Ira B. Phelps having since died testate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 2124/2126 Guaranty Drive, Nashville, TN 37214 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 17th day of August, 2001.

Edwina F. Phelps
The estate of Ira B. Phelps
BY:
Edwina F. Phelps, Executrix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwina F. Phelps, Executrix of the Estate of Ira B. Phelps, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 17th day of August, 2001

Commission expires: March 30, 2003

Notary Public

JUDY A. LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.