PICK-UP

Box 39-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 26th day of December 2001

My Commission expires: 1/26/2002
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY 961 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER: Wade Lee Phelps (Name) 1116 Campbell Street (Street Address) Nashville, Tennessee 37206 (City) (State) (Zip Code)	SEND TAX BILLS TO: Same (Name) (Street Address) (City) (State) (Zip Code)
MAP & PARCEL NO. 82-04-178 & 82-4-180	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, John Anderson Ferguson, Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Wade Lee Phelps

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" MADE A PART HEREOF AND INCORPORATED HEREIN.

Davidson County DEEDWARR
Recvd: 01/15/02 08:48 3pgs
Fees:18.00 Taxes:22.20

20020115-0005812

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1126 McFerrin Avenue, Nashville, Tennessee 37206 & Lot 5 Thorby Place

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 hand this 26th day of December, 2001

John Anderson Ferguson, Unmarried

State of Tennessee
County of davidson

On this 20th day of December, 2001, before me personally appeared John Anderson Ferguson, Unmarried to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

1-26-2002

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

Before me, _____, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

Being lot No. 6 on the Map of "Thornby Place," as of record in Book No. 332, page 3, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the westerly side of McFerrin Avenue, as widened, and extends back between parallel lines, 144 feet to an alley.

TRACT NO. 2:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of McFerrin Avenue or Street as widened, and extends back between parallel lines 135 feet to an alley.

Included in this description but excluded from the conveyance is a perpetual easement for highway purposes to the State of Tennessee, under date of February 10,1967 as follows: Beginning at a point in the west margin of McFerrin Avenue, 118 feet north of the center line of Sharp Avenue; thence westerly 7 feet to a point; thence northerly 28 feet to a point; thence easterly 6 feet to a point; thence southerly 28 feet with the west margin of McFerrin Avenue to the point of beginning and containing 210 square feet more or less, as set out in instrument of record in Book 4101, page 980, Register Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Bell and Mildred Jane Bell by deed of record in Book 2338, page 404, said Register's Office, as to Tract 1 and by deed of record in Book 5659, page 247, said Register's Office as to Tract 2, the said Paul Bell having predeceased Mildred Jane Bell and the said Mildred Jane Bell having since died intestate leaving John Anderson Ferguson as her only heir at law.