WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$63,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 2002.

Notary Public

MY COMMISSION EXPIRES: June 4, 2002.

(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/12/02 09:07 2pgs
Fees:13.00 Taxes:233.10

20020612-0071324

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Boyd	William A. Boyd	081-03-0-149.00
(NAME) 1102 Kellow Street	(NAME) 1102 Kellow Street	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE,

Wade L. Phelps, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William A. Boyd, unmarried

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

Being the westerly 35 feet and the easterly 85 feet of Lot Nos. 47 and 48 on the Plan of Owen's Plan of Buena Vista, as of record in Plat Book 57, page 26, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 47 and 48 front 35 feet on the northerly margin of Kellow Street and extend back northwardly 100 feet to a dead line.

Being the same property conveyed to Wade L. Phelps by Trustee's Deed from Robert Greene, Trustee, dated November 10, 2000 and filed for record as Instrument No. 20020523-0062921, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Frank Barton, unmarried, by deed from Wade L. Phelps, unmarried, dated November 10, 2000 and filed for record as Instrument No. 20001115-0113371, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2002 taxes and all subsequent years are a lien but not yet due and payable and any and all matters as shown on the plan of record in Plat Book 57, page 26, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1102 Kellow Street, Nashville, TN 37208

(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 hand this 31 day of May, 2002.

Wade L. Phelps

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wade L. Phelps, unmarried with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 31 day of May, 2002.

Commission expires: June 4, 2002

Joseph K. Gregory, Notary Public

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE