THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19265**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $129,000.00. Affiant Subscribed and sworn to before me, this 31st day of JULY, 2002. Notary Public My Commission Expires: 9-25-04

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Innocent Nwaogwugwu 2941 Split Oak Trail Antioch, TN 37013	**Send Tax Bills To:** New Owner	**Tax Information:** MAP 149-3-A PAR 93.00 CO FB 02DX 9790

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TRAVIS PHELPS, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to INNOCENT NWAOGWUGWU ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2941 Split Oak Trail, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of JULY, 2002.

Travis Phelps by

TRAVIS PHELPS, BY: GEORGE E. MUDTER, JR., ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO, as Instrument # 20020805009324 9

Davidson County DEEDWARR
Recvd: 08/05/02 08:48 2pgs
Fees:13.00 Taxes:477.30
20020805-0093250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR. with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said TRAVIS PHELPS and is authorized by the said TRAVIS PHELPS to execute this instrument on HIS behalf.

Witness my hand, at Office, this 31st of JULY, 2002.

My commission expires:
9-25-04

Notary Public

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Four Chelsea Village Addition, as of record in Plat Book 9700, page 110, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Travis Phelps by deed from Secretary of Housing and Urban Development of Washington, D.C. of as Instrument No. 20010611-0061130, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9492, page 747, Book 9503, page 493, Book 9764, page 334, Book 10117, page 532; (3) Dedication of record in Book 9991, page 914; and (4) All matters appearing on the Plan of record in Plat Book 9700, page 110, said Register's Office.