THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES:

Howard M. Skipworth (#012469)
Attorney at Law
Suite A
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080
(no title search requested by SELLER or PURCHASER)

Davidson County DEEDWARR
Recvd: 11/22/02 14:19 3pgs
Fees:18.00 Taxes:497.65
20021122-0145615

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: JAMES RAY PHELPS and wife, CAROL M. PHELPS, 3665 Baxter Road, Joelton, Tennessee 37080

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: JAMES RAY PHELPS, 3665 Baxter Road, Joelton, Tennessee 37080

MAP & PARCEL NO: Map 8 Parcel 103-104

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **CLIFFORD J. MEEKS**, hereinafter referred to as the Grantor, reserving in myself an estate for and during my natural life, have bargained and sold, and by these presents do hereby transfer and convey unto **JAMES RAY PHELPS and wife, CAROL M. PHELPS,** their heirs and assigns, hereinafter referred to as Grantees, all my right, title and interest at my death in certain tracts or parcels of land situated in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **JAMES RAY PHELPS and wife, CAROL M. PHELPS**, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of one-half ownership in described property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind his heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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, the Grantor has duly executed this Warranty Deed on this the 28th day of August, 2002.

CLIFFORD J. MEEKS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **CLIFFORD J. MEEKS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Joelton, Davidson County, Tennessee, on this the 28th day of August, 2002.

NOTARY PUBLIC
My commission expires: 06-05-04

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $134,500.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of August, 2002.

Notary Public
My commission expires: 06-05-04

EXHIBIT A

BEING in the 14th Civil District of said County, being Tracts No. 3, 4 and the northerly part of 5 of the Alice T. Baxter Farm, described according to a survey by Wayne S. Cooper, Sr., Surveyor, dated June 7, 1972, as follows: BEGINNING at a point in the center of Baxter Road, said point being the northwest corner of the property conveyed to James Lester Reed and wife, of record in Book 4109, page 943; thence continuing along Reed's westerly line, south 3 degrees 46 minutes west 400 feet to an iron pin; thence south 21 degrees 14 minutes east 300 feet to an iron pin; thence north 86 degrees 30 minutes west 476.8 feet to a stake in the center of Fitzgerald Road; thence with the center of said road, north 6 degrees 00 minutes east 685.6 feet to a spike in the center of an intersection between Fitzgerald Road and Baxter Road; thence with the center of Baxter Road, south 84 degrees 38 minutes east 335 feet to the point of beginning, containing 5.9 acres, more or less.

This conveyance is subject to (1) easement for right of way of Bidwell Road and any and all road lying within boundaries of premises and the cut and fill slopes to extend beyond the right of way of Bidwell Road, as set out in the grant to Davidson County by Alice Baxter in Book 3028, page 459; and (2) title to that portion of the premises embraced within the bounds of any roads or highways.

Being the same property conveyed to Clifford J. Meeks and wife, Janette B. Meeks, and James Ray Phelps and wife, Carol M. Phelps, by deed from James L. House, Sr., and wife, Willene H. House, of record in Deed Book 4773, page 942, Register's Office for Davidson County, Tennessee. Janette B. Meeks having since died on February 3, 2001.

This is improved property known as 3665 Baxter Road, Joelton, Davidson County, Tennessee.