STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 77,500.00

Subscribed and sworn to before me, this the 10th day of February 2003

My Commission Expires 11/26/05 (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: Patrick Chadwick (Name)	SEND TAX BILLS TO: Same (Name)
460 Carl Miller Drive (Street Address)	(Street Address)
Antioch, Tn 37013 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 81-3-112	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, Wade L. Phelps, Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Patrick Chadwick, Unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 32 of Block 21 on the Map of Buena Vista of record in Book 57, page 26, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the westerly side of 14th Avenue, North and runs back between parallel lines 148 to an alley.

Being part of the property conveyed to Wade L. Phelps, Unmarried by deed of record as Instrument No. 20001228-0126870, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/12/03 09:39 2pgs
Fees:13.00 Taxes:286.75

20030312-0032777

THIS IS IMPROVED PROPERTY KNOWN AS 2113 14th Avenue North, Nashville, TN

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 10th day of February 2003

Wade L. Phelps, Unmarried

State of Tennessee
County of Davidson

On this _____ day of February, 2003, before me personally appeared Wade L. Phelps, 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:

11/26/05

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