File #200370031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00.

Katrena Ellison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2003.

Eileen Stamps
Notary Public

MY COMMISSION EXPIRES: 11-6-06
(AFFIX SEAL)

EILEEN STAMPS NOTARY PUBLIC AT LARGE CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 6, 2006

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen Phelan	Guaranty Trust	Map: 162-12-A-97.00 CO
(NAME) 1042 Brittany Park Drive	(NAME) 640 Broadmor Boulevard	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(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, KATRENA ELLISON, UNMARRIED, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto COLLEEN PHELAN, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 97, on the Final Plat, Brittany Park Subdivision, Phase I-B, as shown by plat appearing of record in Plat Book 9700, Page 564, as revised on the plan of Brittany Park Subdivision, Phase I-B, 1st Revision of record in Plat Book 9700, page 610, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Katrena Ellison, unmarried by Warranty Deed of record in Book 10824, Page 232, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants Conditions and Restrictions of record in Book 10016, Page 870, amended in Instrument No. 20021025-0130771; By-Laws of record in Book 10016, Page 891; Charter of Brittany Park Homeowners Association of record in Book 10016, Page 900; Easement of record in Book 4202, Page 787; Book 8113, Page 849, amended in Book 8128, Page 92; Storm water Detention Agreement of record in Book 8174, Page 198; Book 9938, Page 753; Deed to Home of Association for common area of record in Book 10789, Page 173; Annexation agreement of record in Book 10772, Page 988, Amended in Book 11398, Page 4 and, any and all matters as shown on plat of record in Plat Book 9700, Page 564; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 1042 Brittany Park Drive, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 21st day of April, 2003.

Katrena Ellison
Katrina Ellison

Davidson County DEEDWARR
Recvd: 04/23/03 14:27 2pgs
Fees:13.00 Taxes:347.80

20030423-0054273

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Katrena Ellison, unmarried, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

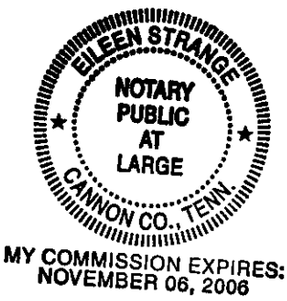
Witness my hand and official seal, this 14th day of April, 2003.

Eileen Strange

Notary Public

My Commission Expires: 11/6/06

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217