Davidson County DEEDWARR
Recvd: 06/11/03 11:08 2pgs
Fees:13.00 Taxes:418.10

20030611-0080638

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0305-60862

After Recording Return To:
MTC Title-Tennessee, LLC
6 Cadillac Drive, Suite 190
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $ 113,000.00.

Mandy Baird
Affiant

Subscribed and sworn to before me this
24th **day of** June, 2003

Daphne Bauer
Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Roger Phelps 3309 Ironwood Drive Nashville, TN 37214	New Owner	096-14-0-264.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tony D. Tracy and wife, Mabeth A. Tracy, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roger H. Phelps,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: **and wife, Janice C. Phelps

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Hickory Bend, Section Four, of record in Plat Book 4175, Page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tony D. Tracy and wife, Mabeth A. Tracy by deed from E. R. Realty Corporation, of record in Book 10632, Page 261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3309 Ironwood Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of May, 2003.

Tony D. Tracy
Tony D. Tracy

Mabeth A. Tracy
Mabeth A. Tracy

BY: Mabeth A. Tracy
Mabeth A. Tracy, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mabeth A. Tracy, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 28th day of May, 2003.

Notary Public: Angela A. Ramsey

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 05/28/2006

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mabeth A. Tracy, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Tony D. Tracy and that she is authorized by Tony D. Tracy to execute this instrument on his behalf.

Witness my hand in Hendersonville, Tennessee, this 28th day of May, 2003.

Notary Public: Angela A. Ramsey

My Commission expires: 05/28/2006

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.