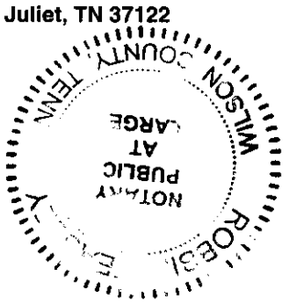
Realty Title - 06
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122



STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Subscribed and sworn to before me, this 24 day of November, 2003.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew W. Phelps	Amsouth Bank	073-11-0
2309 Ridgeland Drive	P.O.Box 57046	085.00
Nashville TN 37214	Irvine, CA 92619-7046	

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, Terry Dale Green and wife, Rebecca S. Green, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew W. Phelps, hereinafter called the Grantee, his successors 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 Lot No. 405 on the Plan of Sunset View Subdivision Section 5, of record in Plat Book 2854, Page 20, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being all of the same property conveyed to Terry Dale Green and wife, Rebecca S. Green by deed from David W. Miller and wife, Lisa B. Miller date 09-25-96, in Book 10205, Page 611, 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 2309 Ridgeland 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.

Davidson County DEEDWARR
Recvd: 11/25/03 12:35 2pgs
Fees:13.00 Taxes:432.90
20031125-0171219

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 24 day of November, 2003.

Terry Dale Green

Rebecca S. Green, by Terry Dale Green
Her Attorney in Fact

Terry Dale Green, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry Dale Green, with whom I am personally acquainted, and who acknowledges he executed the within instrument for the purposes therein contained, and who further acknowledges that he is the attorney in fact for Rebecca S. Green and that he is authorized by Rebecca S. Green to execute this instrument on her behalf.

Witness my hand in Mt. Juliet, TN, this 24 day of November, 2003.

Notary

My Commission expires 11/27/06

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN
ROBBIE TEASLEY