Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 02/06/04 13:45 2 pgs
Fees:13.00 Taxes:447.70

20040206-0014830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $121,000.00

X Shanda L. Leach
Affiant

Subscribed and sworn to before me, this 2nd day of January, 2003.

MICHAEL T. MOSER NOTARY PUBLIC

Notary Public
My commission expires: 3

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Shanda L. Leach	AmSouth Bank	087-05-0-A 100.OOCO
5800 Avalon Court	2050 Parkway Office Circle	
Hermitage TN 37076	Birmingham, AL. 35244	

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, Todd D. Phelps and wife, Carleen M. Phelps, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shanda L. Leach, 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:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Farmingham Woods, Phase II, Section 2, of record in Book 7900, Page 424, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd D. Phelps and wife, Carleen M. Phelps, by deed from Michael Robert Carter and wife, Lisa J. Carter and Donald T. Scorza, of record in Book 10528, Page 497, 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 5800 Avalon Court, Hermitage, TN 37076

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 29th day of January, 2003.

Todd D. Phelps

by Todd D. Phelps Atty in Fact
Carleen M. Phelps
By: Todd D. Phelps, Atty in Fact

The signature of Carleen M. Phelps is signed by her duly Appointed Attorney-in-fact Todd D. Phelps, pursuant to the Power of Attorney recorded as Inst.#20040203-0013256 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Todd D. Phelps, and with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of January, 2003.

Notary Public

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd D. Phelps, 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 herein contained, and who further acknowledged that he is the attorney in fact for Carleen M. Phelps and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 2004.

Commission expires 3-14-05

Notary Public