File #200410046

Davidson County DEEDWARR
Recvd: 03/10/04 10:15 2pgs
Fees:13.00 Taxes:314.50

20040310-0027412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Brown	Equifirst Corporation	Map: 92-06-418
2863 PARK (NAME) Knoll	(NAME)	Parcel:
~~814 28th Avenue North~~	500 Forest Point Circle	
Mt. Juliet, Tn. 37122 (ADDRESS)	(ADDRESS)	
~~Nashville TN 37208~~	Charlotte, NC 28273	
(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, **WADE LEE PHELPS, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL D. BROWN AND WIFE, REBECCA BROWN**, 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 situated in Davidson County, Tennessee and being more particularly described as follows:

Tract 1

A lot in the 13th Civil District of Davidson County, TN, fronting 30 feet on the east side of Hadley's Avenue, now 28th Avenue, North, and running back between parallel lines 88 feet to an alley, and being south of and adjoining a lot of same size conveyed by James N. Anderson and wife, Missouri, to Tanner Bonner and wife, Sallie, by deed of record in Book 274, said Register's Office, reference to which is here made.

Tract 2

A part of Lot No. 6 on the Old D.L. Lapsley plan of lots in the 13th Civil District of Davidson County, TN, fronting 30 feet on the east side of Hadley's Avenue, now 28th Avenue, North, and running back easterly between parallel lines and along the southerly margin of an alley (which lies 150 feet south of and runs parallel with Jackson Street, now Herman Street), 88 feet to a 10-foot alley.

Being a part of the same property conveyed to B. B. Doubleday, Jr. by Warranty Deed dated March 3, 1980 of record in Book 8320, Page 379 and being further conveyed to Wade Lee Phelps by Warranty Deed dated July 18, 2002 of record in Instrument No. 20020718-0086637, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Unimproved ( )
This is improved (x) property, known as 814 28th Avenue North, Nashville, TN 37208
(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 8th day of March, 2004.

Wade Lee Phelps

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Wade Lee Phelps who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of March, 2004.

Carol R. Rivers

Notary Public

My Commission Expires: 11/30/04

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027