Davidson County DEEDWARR
Recvd: 04/07/04 14:22 2pgs
Fees:13.00 Taxes:462.13

20040407-0039782

WARRANTY DEED

B-CE-04-4020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/3/07

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT DAVIDSON CO

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Elaine Rebenstorf	GMAC Mortgage Corp.	
4020 Ivy Drive (ADDRESS)	6 Cadillac Drive, Suite 150 (NAME) (ADDRESS)	73-1-204
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAWRENCE H. PHELPS, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA ELAINE REBENSTORF, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 34 on the Map of Moss Rose Heights, Sections Three and Four of record in Plat Book 1835, Page 103, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence H. Phelps by QuitClaim Deed dated June 7, 2002 and filed for record on June 13, 2002 in Instrument Number 20020613-0072264, Register's Office for Davidson County, Tennessee and being the same property conveyed to Lawrence H. Phelps and wife, Pamela C. Phelps by QuitClaim Deed dated February 26, 2001 and filed for record on February 27, 2001 in Instrument Number 20010227-0018066, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 1835, Page 103, Register's Office for said County.

Restrictive Covenants of record in Deed Book 1153, Page 283, Register's Office of said County.

Restrictive Covenants of record in Deed Book 1905, Page 112, Register's Office of said County.

Restrictive Covenants of record in Deed Book 1916, Page 394, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4020 Ivy Drive, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 2nd day of April, 2004.

Lawrence H. Phelps
Lawrence H. Phelps

STATE OF Tennessee
COUNTY OF Davidson

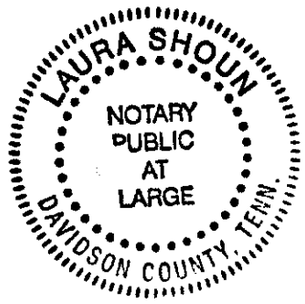
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence H. Phelps, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2004.

Notary Public

My Commission Expires: 5/30/07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903