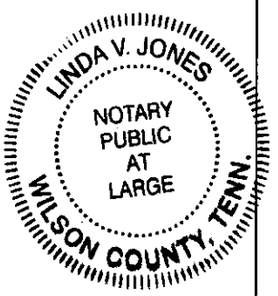
File #200450459



Davidson County DEEDWARR
Recvd: 12/03/04 10:01 2pgs
Fees:13.00 Taxes:495.80



20041203-0144128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Phelps	Owner	Map 150-02
(NAME) 817 Lake Terrace Drive	(NAME) 817 Lake Terrace Drive	Parcel 156.00
(ADDRESS) Nashville TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **THOMAS J. NEUMANN, TRUSTEE AND WIFE, JANICE M. NEUMANN, TRUSTEE, OF THE NEUMANN REVOCABLE LIVING TRUST,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ROBERT PHELPS, UNMARRIED**, hereinafter called the GRANTEE, his heirs 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 all of Lot No. 34, on the Plan of Revised, Section One, Harbor Gate, as shown by plat appearing of record in Plat Book 5200, Page 712, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Thomas J. Neumann and Janice M. Neumann, husband and wife, by Warranty Deed dated November 19, 1988 of record in Book 7727, Page 599, and being further conveyed to Thomas J. Neumann and Janice M. Neumann, Trustees, or their successors in trust under the Neumann Revocable Living Trust by Warranty Deed dated November 7, 2001 of record in Instrument No. 20011213-0137463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 6486, Page 436, Book 6597, Page 157, and re-recorded in Book 6599, Page 984; all matters shown on plat of record in Plat Book 5200, Page 712; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 817 Lake Terrace Drive, Nashville, TN 37217
(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, his heirs and assigns forever; and Grantors covenant with the said GRANTEE 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 Grantor agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of November, 2004.

Neumann Revocable Living Trust

Thomas J. Neumann, Trustee

Janice M. Neumann, Trustee

STATE OF Florida

COUNTY OF Pasco

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Thomas J. Neumann, Trustee and Janice M. Neumann, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the Neumann Revocable Living Trust, the within named bargainor, a Trust, and that they as such Trustees, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

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

Notary Public

My Commission Expires: 3/31/06

(SEAL)

PENNY K. NICHOLS
MY COMMISSION # DD 076126
EXPIRES: March 31, 2006
Bonded Thru Notary Public Underwriters

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076