JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Omekao Banks
Affiant

Subscribed and sworn to before me this 7th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B-GMI-04-2113

Davidson County DEEDWARR
Recvd: 02/18/05 11:40 2 pgs
Fees:13.00 Taxes:314.50
20050218-0018544

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
Omekao Banks	Lakeland Regional Mortgage	
2113 14th Avenue N.	(NAME) 4310 South Florida Ave.	81-3-112
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Lakeland, FL 33813	
(CITY) (STATE) (ZIP)	(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 WADE L. PHELPS, a single man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OMEKAO BANKS AND TEREMY BANKS, MARRIED, wife and husband, 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. 32 OF BLOCK 21 ON THE MAP OF BUENA VISTA OF RECORD IN BOOK 57, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY.ʺʺSAID LOT NO. 32 FRONTS FIFTY (50) FEET ON THE WESTERLY SIDE OF 14TH AVENUE, NORTH AND RUNS BACK BETWEEN PARALLEL LINES, 148 FEET TO AN ALLEY.ʺʺ

BEING THE SAME PROPERTY CONVEYED TO WADE L. PHELPS BY TRUSTEE'S DEED RECORDED DECEMBER 1, 2004 IN INSTRUMENT NO. 20041201-0142672, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO PATRICK CHADWICK BY WARRANTY DEED FROM WADE L. PHELPS RECORDED MARCH 12, 2003 IN INSTRUMENT NO. 20030312-0032777, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO WADE L. PHELPS BY DEED FROM ROGER FERRELL AND WIFE DEBROAH K. FERRELL, EXECUTED ON DECEMBER 21, 2000 AND FILED FOR RECORD ON DECEMBER 28, 2000 IN INSTRUMNET NO. 20001228-0126870, SAID REGISTER'S OFFICE.

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

unimproved ( )
This is improved (X) property, known as 2113 14th Avenue N., Nashville, Tennessee 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 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 7th day of February, 2005.

Wade L. Phelps

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wade L. 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 pruposes therein contained.

Witness my hand and official seal, this the 7th day of February, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903