This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050202

Davidson County DEEDWARR
Recvd: 05/06/05 15:10 2 pgs
Fees:13.00 Taxes:592.00
20050506-0051569

Send Tax Bills To:
SAME

New Owner is:
Robert Harris and Dawne M. Matlock
5133 Hilson Road
Nashville, TN 37211

MAP: 161-07
PARCEL: 10.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James T. Phelps, Sr. and wife, Bettie L. Phelps**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert E. Harris and wife, Dawne M. Matlock**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in the 6th Civil District of Davidson County, Tennessee, described as follows to-wit: Being Lot No. 47 on the Plan of McMurray Woods, Section II, of record in Book 3300, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James T. Phelps, Sr. and wife, Bettie L. Phelps from Carol Estelle Wheeler, unmarried, by Warranty Deed dated February 15, 1991 and recorded February 19, 1991 in Book 8294, page 149, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of April, 2005.

GRANTOR:

James T. Phelps Sr.

James T. Phelps, Sr.

Bettie L Phelps

Bettie L. Phelps

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James T. Phelps, Sr. and wife, Bettie L. Phelps**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of April, 2005.

BYLITHE COND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

SWORN TO and subscribed before me this 28 day of April, 2005

NOTARY PUBLIC

BYLITHE COND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires Nov. 25, 2006