Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067

39-B
File #05-1218

Davidson County DEEDWARR
Recvd: 05/31/05 14:54 2 pgs
Fees:13.00 Taxes:341.88
20050531-0061130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Stephen J. Shelton, married, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jerry Lynn Phelps, Jr., single, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, TN being Lot No. 36 on the Plan of McMurray Court, a de minimus planned unit development, of record in Plat Book 6250, page 230 and amended in Book 6606, page 144, Register's Office for Davidson County, Tn to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Stephen J. Shelton by deed dated July 6, 1998 of record in Book 11019, Page 782, Register's office for Davidson County, TN. Cathy G. Shelton joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 136 McMurray Circle, Nashville TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of May, 2005

Stephen J. Shelton

Cathy G. Shelton

State of Tennessee)
County of Davidson)

On this 11th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephen G. Shelton and Cathy J. Shelton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 92,400.00.

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Sworn and subscribed before me on this the 11th day of May, 2005.

Notary Public

My Commission Expires: 07-19-08

NEW OWNER:
Jerry Lynn Phelps, Jr.
136 McMurray Circle
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
147-16-A-36CO