THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
05TN07589

Davidson County DEEDWARR
Recvd: 11/23/05 10:13 2 pg
Fees:13.00 Taxes:588.30

20051123-0141649

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
JASON M PHELAN AMY P PHELAN 1240 RIVERWOOD DRIVE NASHVILLE, TENNESSEE 37216	SAME	061-12-0168.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ruth Cope Wyatt, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Jason M Phelan and wife, Amy P Phelan, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 31 on the Map of Eastdale Place, as of record in Book 547 Page 29 and 30, Register's Office for said County to which reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Ruth Cope Wyatt from Gertude C Adams as to a 1/16 interest, Lila C Crocker as to a 1/8 interest, Robert E Covington as to a 1/16 interest, Lera C McLeod as to a 3/16 interest, Susie C Austin as to a 1/8 interest, Verna C Head as to a 1/8 interest, John M Covington as to a 1/16 interest; Joseph F Covington as to a 1/16 interest, Frances C Larrick as to a 3/16 interest, Devisees under the Will of Sarah Lee Covington Lipscomb, deceased by deed dated 02/27/84 of record in Book 6246 Page 796, said Register's Office.

Power of Attorney executed from Ruth Cope Wyatt to Robert V Fleer of record in Instrument #20050818-0097981, said Register's Office.

This is improved property known as: 1240 Riverwood Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 18th day of NOVEMBER, 2005.

Ruth Cope Wyatt by Robert V. Fleer P.O.A.
RUTH COPE WYATT
BY: ROBERT V FLEER, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert V. Fleer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Ruth Cope Wyatt as his/her Attorney in Fact, as the free act and deed of the within named Robert V. Fleer.

Witness my hand and seal, this 18th day of November, 2005.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/20/08

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $159,000.00.

Affiant

Subscribed and sworn to before me this 18TH day of NOVEMBER, 2005.

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires NOV. 25, 2006