Davidson County DEEDWARR
Recvd: 10/17/06 10:22 2 pgs
Fees:13.00 Taxes:370.00

20061017-0128696

20B

WARRANTY DEED

NOTARY PUBLIC AT LARGE
MARY BIRTHRIGHT
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 2006

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene H. Nelson (NAME)	SAME (NAME)	MAP 91-11
3701 Meadowbrook Avenue (ADDRESS)	(ADDRESS)	PARCEL 64.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Frances L. Phelps a/k/a Louise Phelps, and husband Ronald W. Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene H. Nelson

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lots Nos. 821 and 823, Block 133, on the Plan of No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID Lots adjoin and front together 60 feet on the North side of Illinois Avenue and run back between lines along the East margin of 50th Avenue, North, 150 feet to an alley in the rear.

Being the same property conveyed to Frances L. Phelps and Ronald W. Phelps by Quitclaim Deed dated July 31, 2001, from Frances L. Phelps aka Louise Fendley Roberts, of record by Instrument No. 20010814-0087797 in the Register's Office for Davidson County, Tennessee. Kim Hale executes this Instrument as Conservator for Louise Phelps pursuant to Order in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 06P-675. Louise Phelps being one and the same person as Frances L. Phelps. This Instrument is executed on behalf of Ronald W. Phelps by authority granted to Kim Hale in Specific Power of Attorney recorded in Instrument No. 20061017-0128695 Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 4914 Illinois Avenue, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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. 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 hand s this 12th day of October, 2006

Louise Phelps
By: Louise Phelps by Kim Hale, Conservator
Kim Hale, Conservator,

Ronald W. Phelps
By: Ronald W. Phelps by Kim Hale, Attorney-in-fact
Kim Hale, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of October, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared Kim Hale, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald W. Phelps as his Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Ronald W. Phelps.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of October, 2006.

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mary Birthright
Notary Public

My Commission Expires: 11/24/07
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of October, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared Kim Hale, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frances L. Phelps a/k/a Louise Phelps as her Conservator, and who acknowledged that she as the Conservator executed the same as the free act and deed of Frances L. Phelps a/k/a Louise Phelps.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of October, 2006.

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mary Birthright
Notary Public

My Commission Expires: 11/24/07
My Commission Expires NOV. 24, 2007