This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 033-05-0-A
PARCEL: 004.00 CO
GROUP:

New Owners Address
Send Tax Bills To Same Address:
Troy H. Phelan
4849 Brick Church Pike
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 01/24/07 15:36 2 pgs
Fees:13.00 Taxes:111.00
20070124-0009972

WARRANTY DEED

THIS INDENTURE, made this 24th day of January, 2007 between

Terry E. Wilkes, a married man

hereinafter referred to as **Grantor**, and

Troy H. Phelan, a married man and Stephen M. Pearson, an unmarried man as Tenants in Common with Right of Survivorship

hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 4 on the Revised Preliminary and Final Plat for Section 1, Dawn Brooke Subdivision, of record in Instrument Number 200510050119998, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This being a portion of the same property conveyed to Terry E. Wilkes by Warranty Deed dated 8/5/2004 from Thomas L. Cunningham, III of record in Instrument Number 20040809-0095896 and by Warranty Deed dated 11/10/2003 from Thomas L. Cunningham, III and Thomas L. Cunningham IV of record in Instrument Number 20031114-0166661, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

No boundary survey having been made at the time of this conveyance and the legal description being different from the previous deed of record, the source of the new description is Plat of record in Instrument Number 200510050119998, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and

defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Terry E. Wilkes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry E. Wilkes married 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of January, 2007.

Notary

My Commission Expires: 11/15/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $30,000.00.

Affiant

Sworn to and subscribed before me, this 24th day of January, 2007.

Notary Public

My Commission Expires: 11/15/2010