(2)

This instrument was prepared by:
OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007040030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$37,000.00**

Davidson County DEEDWARR
Recvd: 06/21/07 07:46 2 pgs
Fees:13.00 Taxes:136.90
20070621-0073929

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

Sworn to and subscribed before me this 15th day of June, 2007.

Affiant

Notary Public

My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Troy H. Phelan 4849 Brick Church Pike Goodlettsville, TN 37072	New Owners	03300000300

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Alan Cantrell and wife, Tammy Lynn Cantrell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Troy H. Phelan and wife, Andrea E. Phelan and Stephen M. Pearson**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

The following described real estate, to-wit: A Tract of land in the 10th Civil District of Davidson County, Tennessee, being in the east part of Lot No. 4 on the Map of the Cole Lands, of record in Plan Book 1, Page 100, Chancery Court at Nashville, also of record in Book 58, Page 47, Register's Office for said County.

Beginning at a point in the northerly line of Campbell Road, corner of T. L. Clark; thence North 217.5 feet to a point; thence South 88 deg. 30 min. East 100 feet to a point; thence South 217.5 feet to a point in said Campbell Road; thence North 88 deg. 30 min. West with the northerly margin of said Campbell Road 100 feet to the point of beginning, containing 0.50 acres, according to a survey dated May 5, 1956, by N. G. Jenkins, Surveyor. Description taken from prior deed.

Being the same property conveyed to Michael Alan Cantrell and wife, Tammy Lynn Cantrell by Substitute Trustee's Deed from Homer R. Ayers, Substitute Trustee, recorded on the 22nd day of February, 1991 in Deed Book 8297, Page 185, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: Plan Book 1, Page 100, Chancery Court at Nashville, and Book 58, Page 47, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is unimproved property known as **1312 Campbell Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of June, 2007

Michael Alan Cantrell

Tammy Lynn Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Michael Alan Cantrell and Tammy Lynn Cantrell**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2007.

Notary Public

My Commission Expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE