Return to:
Bridgehouse Title, LLC
1602 W. Northfield Boulevard, Suite 500
Murfreesboro, TN 37129

16091
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 09/12/07 12:09 2 pgs
Fees:13.00 Taxes:351.13
20070912-0109406

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map/Parcel:
Carolyn Faye Finch 300 Nesbitt Lane Madison, TN 37115	PHH Mortgage Service 3000 Leadenhall Road Mount Laurel, NJ 08054	04208011400

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, we, **Harry C. Phelps and wife, Tamara J. Phelps**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carolyn Faye Finch and Donald D. Finch, wife and husband**, 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:

BEING Lot No. 10B of the Zone Lot Division of Lots 1 thru 10, 15 thru 24 and 51 thru 60, Heritage Place, as of record in Plat Book 5200, page 628, amended in Book 6185, page 152 and amended in Book 6150, page 632, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Harry C. Phelps and wife, Tamara J. Phelps by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated April 30, 1991, and recorded in Book 8345, page 462, Register's Office for said County.

THIS conveyance is subject to any and all applicable local government planning, building and zoning regulations and all other easements and restrictions of record.

This is improved property known as: 300 Nesbitt Lane, Madison, TN 37115

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 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 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 my hand this 5th day of September, 2007.

Harry C. Phelps

Tamara J. Phelps

STATE OF WASHINGTON:
COUNTY OF King :

On this 5th day of September, 2007, before me personally appeared **Harry C. Phelps and Tamara J. Phelps**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at office.

JEANNINE L. CONWAY NOTARY PUBLIC STATE OF WASHINGTON COMM. EXP. OCTOBER 29, 2008

Jeannine L. Conway
Notary Public

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $94,900.00

Affiant

Subscribed and sworn to before me this 5th day of September, 2007.

Robin R. Keller
Notary Public

My Commission Expires 11/24/08

Robin R. Keller Notary Public State of Tennessee Rutherford County

****