WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/07 10:58 2 pgs
Fees:13.00 Taxes:906.50
20071002-0117195

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$245,000.00**

Carla Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9-28-07.

Marilyn Painter
Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony R. Phelps	**Anthony R. Phelps**	**086040A04500CO**
(NAME) **100 Oak Hollow**	(NAME) **100 Oak Hollow**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Hermitage, TN 37076**	
(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,

Daniel R Newell and Ginny L Newell , Husband and Wife

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

Anthony R. Phelps, Unmarried

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 4 on the Plan of Oakcrest, Phase 1-B, of Record in Plat Book 6900, at Page 385, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Willa W. Hill by deed from Zaring National Corporation of record in Book 7763 and Page 746 on 01/31/1988 and filed for record on 02/01/1989, Register's Office for said County.
Being the same property conveyed to Timothy J. Elswick and wife, Kristy O. Elswick by deed from Willa W. Hill of record in Instrument 200606280077346 on 06/23/2006 and filed for record on 06/28/2006, Register's Office for said County.
Being the same property conveyed to First Franklin Financial Corp. by deed from Benjamin T. Jones, Trustee of record in Instrument 200703300037998 on 03/02/2007 and filed for record on 03/30/2007, Register's Office for said County.
Being the same property conveyed to Residential Funding Company, LLC by deed from First Franklin Financial Corp. of record in Instrument 200709070107332 on 06/01/2007 and filed for record on 09/07/2007, Register's Office for said County.
Being the same property conveyed to Daniel R. Newell and Ginny L. Newell by deed from Residential Funding Company, LLC of record in Instrument 200709070107333 on 06/20/2007 and filed for record on 09/07/2007, Register's Office for said County.

This is improved X property, known as **100 Oak Hollow, Hermitage, TN 37076**
(unimproved)
(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 hands this 28 day of September, 2007.

Daniel R Newell

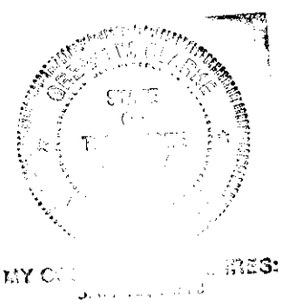
Ginny L. Newell
Ginny L Newell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Daniel R Newell and Ginny L. Newell** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this

Notary Public



MY C... ...RES: