Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

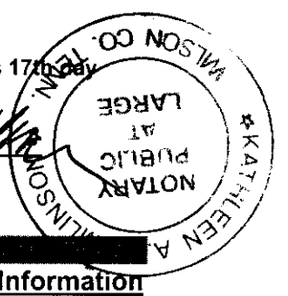
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STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2007.

Notary Public
My commission expires: 02/24/08



06-0711-72916

Address of New Owner:	Send Tax Bills to:	Tax Information
Leonard D. Phelps	SunTrust Mortgage, Inc.	85-12-0-A-039.00
3101 Rivers Edge	1600 Westgate Circle, Suite 150	
Nashville TN 37214	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terry Shields and wife, Jackie Lynch Shields, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leonard D. Phelps, an unmarried man, hereinafter called the Grantees, their successors 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 Lot No. 66, on the Plan of Rivers Edge, Section One, Jackson Downs, Phase Two, of record in Book 7900, Page 557, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry Shields and Jackie Lynch by deed from Fox Ridge Homes, Inc., dated June 15, 1994, recorded June 21, 1994, of record in Book 9383, Page 455, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3101 Rivers Edge, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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.

Davidson County DEEDWARR
Recvd: 12/18/07 11:34 2 pgs
Fees:13.00 Taxes:643.80
20071218-0145160

WITNESS my hand this 17th day of December, 2007.

Terry Shields

Jackie Lynch Shields

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry Shields and Jackie Lynch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 17th day of December, 2007.

Kathleen Tomlinson

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires 02/24/08