THIS INSTRUMENT PREPARED BY:
Melinda Sutherland
Heritage Title Services, LLC

315 West Main Street
Suite 38

Hendersonville, TN 37075

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

Address New Owner(s)
James S Phelps and Jennifer L. Phelps, husband and wife
1004 Elm Court
Nashville, Tennessee 37214

Send Tax Bills To:
James S. Phelps and Jennifer L. Phelps, husband and wife
1004 Elm Court
Nashville, TN 37214

Map & Parcel Nos.:
108 08 0 093.00

Davidson County DEEDWARR
Recvd: 04/18/08 11:28 2 pgs
Fees:13.00 Taxes:453.25
20080418-0039469

WARRANTY DEED

THIS INDENTURE, made and entered into this **19th day of February 2008**, by and between **Jo Anne A. Phelps (f/k/a Jo Anne Neal) and Paul E. Phelps, wife and husband,** party of the first part, and **James S Phelps and Jennifer L. Phelps, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($122,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot 4, Revised Plat, Final Plat, Section 2 of the East Lake Subdivision, as of record in Book 5200, Page 299, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 5689, Page 686 said Register's Office.

This conveyance is subject to Public Utility and Drainage Easement; Utility, Drainage, Planning & Screening Easement and minimum building setback lines of record in Book 5200, Page 299, said Register's Office.

Being the same property conveyed to Jo Anne Neal, an unmarried person (now known as Jo Anne Phelps, married, and Paul E. Phelps) from James H. Hagar and wife, Mary Jane Hagar by Warranty Deed dated July 13, 1987, of record in Book 7297, Page 340 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jo Anne A. Phelps

Jo Anne A. Phelps

Paul E. Phelps

Paul E. Phelps

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jo Anne A. Phelps and Paul E. Phelps, wife and husband,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **19th day of February 2008.**

My commission expires: 1-3-11

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

Jacqueline G Brown

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$122,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 19th day of February 2008.

Jacqueline G Brown

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

PROPERTY ADDRESS:
1004 Elm Court
Nashville, TN 37214