Box 14A

~~39-B~~

File #08-1198

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/03/08 09:13 2 pgs
Fees:13.00 Taxes:2072.00

20080603-0056253

Return to
Todd Cook, PC
2419-3 Box 14A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Robert A. Sindle, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Sam T. Phelps, a single man, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 17 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said County.

Said easterly half of Lot No. 17 fronts 40 feet on the northerly side of Westmoreland Drive and runs back between parallel lines 185 feet to an alley.

Being the same property conveyed to Robert A. Sindle, an unmarried man, by deed dated December 30, 2004 from John M. Baker, an unmarried man of record in as Inst. No. 20050105-0001547 and as re-recorded as Inst. No. 20050620-0070480, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2922 Westmoreland Drive, Nashville TN, 37212.

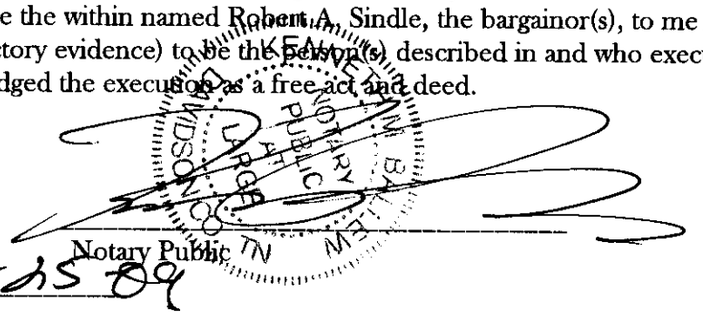
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of June, 2008.

Robert A. Sindle

State of Tennessee)
County of Davidson)

On this 2nd day of June, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert A. Sindle, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

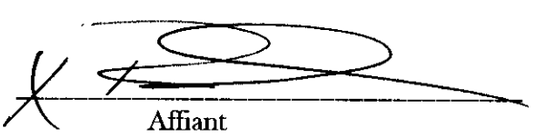


Notary Public

My Commission Expires: 7-25-09

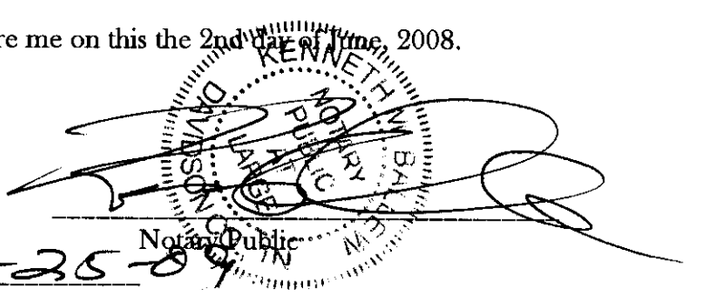
State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 560,000.00.



Affiant

Sworn and subscribed before me on this the 2nd day of June, 2008.



Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Sam Taylor Phelps
2922 Westmoreland Drive
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
Renasant Bank
2200 Abbott Martin Road, Suite 103
Nashville, TN 37215

TAX MAP-PARCEL #:
104-14-49