Davidson County DEEDWARR
Recvd: 09/18/08 16:12 3 pgs
Fees:18.00 Taxes:555.00
20080918-0095444

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

James E. Phelps, Jr.
T. Elaine Phelps
4508 Indiana Avenue
Nashville, TN 37209

SEND TAX BILL:

New Owner

MORTGAGEE:
GreenBank
5120 Maryland Way
Brentwood, TN 37027

MAP AND PARCEL:
MAP 91-12
PARCEL 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Billy Mac Johnson and wife, Joyce Mai Johnson**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **James E. Phelps, Jr. and wife, T. Elaine Phelps**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

BEGINNING at an iron rod on the northerly right-of-way (50 feet from the centerline) of Indiana Avenue, being South 84 degrees 33 minutes 20 seconds West 122.50 feet along said right-of-way from its intersection with the westerly right-of-way (50 feet from the centerline) of 45th Avenue North, and being the southeast corner of the herein described tract;

Thence, with said northerly right-of-way of Indiana Avenue, South 84 degrees 33 minutes 20 seconds West 87.50 feet to an iron rod;

Thence, with the common boundary line of Lot 415 and Lot 417 of Block 84 on the plan of No.1 Plan of West Nashville, of record in Book 57, pages 74 and 75 in the Register's Office of Davidson County, Tennessee, North 5 degrees 26 minutes 40 seconds West 150.00 feet to an iron pin in the southerly margin (25 feet wide) of Alley No. 1204;

Thence, with said margin, North 84 degrees 33 minutes 20 seconds East 100.00 feet to an iron rod;

Thence, with the easterly margin of Alley No. 1218 (closed by Metropolitan Government Bill No. 081-519), being the westerly boundary line of Lot 108, Lot 106 and Lot 104 on said Plan, South 05 degrees 26 minutes 40 seconds East 75.00 feet to an iron rod;

Thence, South 84 degrees 33 minutes 20 seconds West 12.50 feet to an iron rod in the centerline of said abandoned Alley;

Thence, with said centerline, South 5 degrees 26 minutes 40 seconds East 75.00 feet to the BEGINNING containing 0.32 acres or 14,062.5 square feet, according to a survey made by The Cummings Group, Inc., #1513, dated September 16, 2008.

Being the same property conveyed to Billy Mac Johnson and wife, Joyce Mai Johnson, by deed from James Morris and wife, Sherry Morris of record in Book 7833, Page 822, Register's Office for Davidson County, Tennessee, dated April 28, 1989; and being Portions of Alley Number 1218 (Abandoned by Metropolitan Government Bill No. 081-519).

This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 4508 Indiana Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of September, 2008.

Billy Mac Johnson

Joyce Mai Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Billy Mac Johnson and wife, Joyce Mai Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 18th day of September, 2008.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of September, 2008.

NOTARY PUBLIC
My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

