PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Davidson County DEEDWARR
Recvd: 10/02/08 11:08 2 pg
Fees:13.00 Taxes:495.80

20081002-0100129

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(GJ) Title No: 49598
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen J. Pell 3445 Knight Drive White Creeks, Tennessee 37189	Elite Home Loans 109 Westpark Drive, Ste. 310 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 04900025200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$134,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew B. Phelan, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen J. Pell, unmarried** 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, State of Tennessee, described as follows, to wit:

Beginning at a point in the center of Knight Road (formerly Ewing Road) 100 feet southerly from B. F. Sanders northwest corner, the southwest corner of Lot No. 2 on said plan; thence leaving said road South 87° 30 min. East 285 feet; and continuing Easterly 143 feet; thence Southerly 99.5 feet ;thence Westerly 143 feet; thence North 87° 30 min. West 285 feet to the center of said Knight Road; thence North 4° 45 min. East 100 feet to the point of beginning.

Being the same property conveyed to Matthew B. Phelan by Warranty Deed from Mark S. Spengel, married dated April 13, 2006 and recorded on April 17, 2006 of record in Doc. No. 20060417-0042936, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; Joint Driveway Agreement of record in Book 8458, page 565, said Register's Office; Easement for Sanitary Sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7573, page 258, said Register's Office; Title to that portion of the premises embraced within the boundary of Knight Road.

This is improved property, known as: 3445 Knight Drive, Whites Creek, Tennessee 37189

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 29th day of September, 2008.

Matthew B. Phelan

State of TENNESSEE

County of DAVIDSON

On this 29th day of September, 2008 , before me the undersigned authority, personally appeared Matthew B. Phelan , 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.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of ~~DAVIDSON~~ WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Sworn and subscribed before me this the 29th day of September, 2008

Notary Public

My Commission Expires: 7/01/09

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY