THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2567

BILL GARRETT, Davidson County
Trans:T20100018006 DEEDWARR
Recvd: 03/29/10 10:10 2 pgs
Fees:13.00 Taxes:551.30
20100329-0023024

Property Address: 49 Fawn Creek Pass, Nashville, TN 37214

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey C. Phelan, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie DeFrancks, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Unit Number 29, on the plan of Woodland Point, Phase III, a private element horizontal property regime (Being the Townhome Area of Woodland Point) located on Fawn Creek Pass, Nashville, Davidson County, Tennessee and described in a Declaration of Covenants Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument Number 20000713-0069314, and Plat of record in Instrument Number 20001011-0101044, in the Register's office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey C. Phelan by Warranty Deed from Centex Homes, a Nevada general partnership, dated March 8, 2003 of record in Instrument Number 20030403-004192, said Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $149,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 19th day of March, 2010.

Jeffrey C Phelan by Troy Phelan as Attorney in fact {Seal}
Jeffrey C. Phelan by Troy Phelan as Attorney In Fact

STATE OF Tennessee
COUNTY OF Williamson

Before me personally appeared Troy Phelan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey C. Phelan and acknowledged that he/she executed the same as his free act and deed by virtue of that Power of Attorney recorded on 3/29/2010 in Book — * Page — in the Register's Office of Davidson County, Tennessee. * Instrument # 20100329-0023023

Witness my hand and official seal this 19th day of March 2010.

Notary Public

My Commission Expires: 5/8/2012

(SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $149,000.00.

Stephen J DeFranks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

SEND TAX STATEMENTS TO:
Map/ Parcel: 122-1-A-254.00 CO
New Owner
49 Fawn Creek Pass
Nashville, TN 37214