RECORD & RETURN TO:
Grissim Title & Escrow, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20100034363 DEEDWARR
Recvd: 06/07/10 10:42 3 pgs
Fees:18.00 Taxes:619.75
20100607-0043920

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $167,500.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2010.

My commission expires:

JEFFREY M. GRISSIM
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Edward Phelps	Suntrust Mortgage Inc.	Map: 83-16
2434 Brittany Drive	201 Fourth Ave N 7th Flr	Parcel: 1.02
Nashville, TN 37206	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM J. GEROW. SR.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN EDWARD PHELPS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 309 and Part of Lot 256 on the Plan of Section Three Addition Four & Re-Subdivision of Lot No. 256 Section Three Addition Two, Fortland Park of record in Plat Book 3500, Page 24, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Fortland Park, Section 3, Addition 4, of record in Book 3500, Page 24, Register's Office for said County.

Said Lot No. 309 fronts 87 feet on the southerly side of Brittany Drive and runs back between lines 135.00 feet on the westerly side and 139.8 feet on the easterly side to a dead line in the rear which is a broken line and it measures 84.75 feet.

Being the same property conveyed to William J. Gerow, Sr. and wife, Martha M. Gerow by deed from Village Builders, Inc., a Tennessee Corporation of record as Instrument No. Book 3571, Page 371, in the Register's Office for Davidson County, Tennessee, dated June 3, 1963. The said Martha M. Gerow having since died on November 17, 2004 vesting title in William J. Gerow, Sr. as surviving tenant by the entirety.

X
William J. Gerow

AND

Land in the 15th Civil District of Davidson County, Tennessee, being the northerly part of Lot 256 in Fortland Park Subdivision, Section Three, Addition Four as recorded in Book 3500, Page 24, Register's Office for said County, divided into three parcels as follows:

Parcel No. 1: Beginning in the center of sewer manhole at the northwest corner of Lot 256 in the rear line of said Lot No. 308; thence with the line between Lots 256 and 308, 51.5 feet to a concrete monument; thence to the right and with an extension of the line between Lots 308 and 309, southwardly 11.55 feet to an iron stake; thence westerly 50.5 feet to the beginning containing 292 square feet more or less.

Parcel No. 2: Beginning at concrete monument at the common rear corner of Lots Nos. 308 and 309 on said plat; thence with the rear line of Lot 309 easterly 65.5 feet to a concrete monument; thence southeasterly 29.25 feet to an iron stake at the common rear corner of Lots Nos. 309 and 310; thence with an extension of the line between said lots southerly 9.45 feet to an iron stake in the extension of the line between Lots 309 and 310; thence westerly 87.05 feet to an iron stake in extension of line between 308 and 309; thence with the extension of the line between said lots, northerly 11.55 feet to the beginning, containing 1630 square feet, more or less.

Parcel No. 3: Beginning at an iron stake at the common rear corner of Lots 309 and 310 in said plat, thence southeasterly with the rear line of Lot 310, 15.75 feet to a concrete monument at the northeast corner of Lot 256; thence westerly 12.35 feet to an iron stake in the extension of the line between Lots 309 and 310; thence with the extension of the line between said lots northwardly 9.45 feet to the beginning, containing 58 square feet, more or less.

Being the same property conveyed to William J. Gerow and wife, Martha Malone Gerow by Warranty Deed from Curtis M. Bates and wife, Dorothy R. Bates of record in Book 3761, Page 527, in the Register's Office for Davidson County, Tennessee, dated May 2, 1964. The said Martha Malone Gerow having since died on November 17, 2004 vesting title in William J. Gerow as surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2434 Brittany Drive, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

X Wm. J. G.
William J. Gerow

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of May, 2010.

X _____
William J. Gerow. Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William J. Gerow. Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of May, 2010.

_____
Notary Public

My Commission Expires: ~~July 8, 2013~~

OFFICIAL SEAL
BONNIE LYNN WARDEN
Notary Public - State of Illinois
My Commission Expires Feb 23, 2013