BILL GARRETT, Davidson County
Trans:T20110006760 DEEDWARR
Recvd: 02/02/11 11:46 2 pgs
Fees:13.00 Taxes:869.50
20110202-0009322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 31ST DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mindy L. Hansen and Christopher J. Hansen, Trustees of the Hansen Family Trust, dated January 25, 2011	USAA FEDERAL SAVINGS BANK	00800010400
	(NAME)	
3665 Baxter Road (ADDRESS)	10750 McDermott Freeway (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Ray Phelps and wife, Carol M. Phelps, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mindy L. Hansen and Christopher J. Hansen, Trustees of the Hansen Family Trust, dated January 25, 2011, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING IN THE 14TH CIVIL DISTRICT OF SAID COUNTY, BEING TRACTS NO. 3, 4 AND THE NORTHERLY PART OF 5 OF THE ALICE T. BAXTER FARM, DESCRIBED ACCORDING TO A SURVEY BY WAYNE S. COOPER SR., SURVEYOR, DATED JUNE 7, 1972, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF BAXTER ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JAMES LESTER REED AND WIFE, OF RECORD IN BOOK 4109, PAGE 943; THENCE CONTINUING ALONG REED'S WESTERLY LINE, SOUTH 3 DEGREES 46 MINUTES WEST 400 FEET TO AN IRON PIN; THENCE SOUTH 21 DEGREES 14 MINUTES EAST 300 FEET TO AN IRON PIN; THENCE NORTH 86 DEGREES 30 MINUTES WEST 476.8 FEET TO A STAKE IN THE CENTER OF FITZGERALD ROAD; THENCE WITH THE CENTER OF SAID ROAD, NORTH 6 DEGREES 00 MINUTES EAST 685.6 FEET TO A SPIKE IN THE CENTER OF AN INTERSECTION BETWEEN FITZGERALD ROAD AND BAXTER ROAD; THENCE WITH THE CENTER OF BAXTER ROAD, SOUTH 84 DEGREES 38 MINUTES EAST 335 FEET TO THE POINT OF BEGINNING, CONTAINING 5.9 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES RAY PHELPS AND WIFE, CAROL M. PHELPS BY DEED FROM CLIFFORD J. MEEKS OF RECORD BY INSTRUMENT NO. 20021122-0145615, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3665 Baxter Rd., Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the

WARRANTY DEED
(Continued)

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

Witness my/our hand(s) this 31st day of January, 2011.

James Ray Phelps

Carol M. Phelps

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Ray Phelps and wife, Carol M. Phelps, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January 31, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072