WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/11 14:27 2 pgs
Fees:13.00 Taxes:59.20
20110805-0060538

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$16,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 5th day of August, 2011.

Notary Public
My Commission expires: 3/13/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 730 N. 5th Street Trust	SAME	082-07-0-423.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Fulton T. Phelps**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 730 N. 5th Street Trust, L&O Farms, FLP, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, being part of an unnumbered tract shown on the Map of Mrs Sarah A. Hart's Subdivision of Lots in East Nashville, of record in Book 57, page 151, Register's Office for said County and described as follows:

Beginning at a point in the westerly margin of North 5th Street, 150 feet south of the south margin of Arrington Street, being the southeast corner of the property conveyed to Minnie Martin by deed from S.P. Holt and wife, of record in Book 1367, page 11, said Register's Office; thence, along Martin's south line westerly 170 feet to an alley; thence, with the margin of the same southerly 50 feet to a point; thence, easterly 170 feet to the westerly margin of North 5th Street; thence, with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Fulton T. Phelps, by deed from Cordelia Drake McFarland and husband, James McFarland, on October 19, 1990, of record in Book 8221, page 145, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 151, Register's Office Davidson County, Tennessee.

This is improved property known as: **730 N. 5th Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this August 5th, 2011.

Fulton T. Phelps
Fulton T. Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fulton T. Phelps** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 5th, 2011

My commission expires 8/23/14

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/14

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY