STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $65,000.00

Subscribed and sworn before me, this the 20th day of February 2010

My Commission expires: 1-6-14
(Affix Seal)

Affiant

Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
ROBERT GREENE, ATTORNEY
208 Third Avenue N. Suite 500, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO
Danyelle Summers (Name)	Same (Name)
P.O. Box 282323 (Street Address)	(Street Address)
Nashville, TN 37228-8514 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. 081160507 00	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION ,THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **WADE LEE PHELPS, UNMARRIED HEREINAFTER CALLED GRANTOR HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO DANYELLE SUMMERS, UNMARRIED HEREINAFTER CALLED GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Land is situated in the County of Davidson, State of Tennessee, and described as follows:

Being part of Lots Nos. 1-19 in Glascock and Poterfields Subdivision, a plan of which is of record in Book 19, page 124, of the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 1-19 and 20, being at the southwest corner of Jefferson Street and 11th Avenue North, formerly Cumberland Street, being the northeast corner of Lot No. 1 of said plan; thence with the westerly margin of said Avenue, southerly 128 feet and 11 inches, more or less, to the northeast corner of part of said Lot No. 20 formerly owned by Thomas M. Remy and wife, being 113 feet northerly from the northerly margin of Poterfield Street; thence with northerly line of said Remy lot, westerwardly 26 feet; thence along a line parallel to said Avenue, northerly, to the southerly margin of Jefferson Street; and thence with the southerly margin of Jefferson Street and thence with the southerly margin of Jefferson Street easterly 26 feet and 8 inches, more or less, to the beginning excluding any of said lot taken to widen Jefferson Street.

Being the same property conveyed to WADE LEE PHELPS, by deed from ROBERT GREENE, TRUSTEE, of record as Instrument No. 20070206-0015582, said Register's Office.

Excluding any of said lot taken to widen Jefferson Street, the description above given includes an alley now not in use and under fence with the property conveyed but about which there has been litigation in the past, and it is expressly stipulated that this property is sold without a warranty of title to that portion of the property herein conveyed which the future be taken for the purpose of opening the alley above referred to.

BILL GARRETT, Davidson County
Trans:T20120016099 DEEDWARR
Recvd: 03/05/12 13:59 2 pgs
Fees:13.00 Taxes:240.50
20120305-0019181

THIS IS IMPROVED PROPERTY KNOWN AS 1101 Jefferson Street , Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of February 2010

WADE LEE PHELPS

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Wade Lee Phelps, Unmarried the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of February 2010.

My Commission expires: 01/06/14

Notary Public