General Warranty Deed

BILL GARRETT, Davidson County
Trans:T20140014161 DEEDWARR
Recvd: 02/28/14 13:31 2 pgs
Fees:12.00 Taxes:0.00
20140228-0017408

Date: October 7, 2011

Grantor: RONALD WAYNE PHELPS

Grantor's Mailing Address:

301 South 6TH
LOMETA, TX 76853 Lampasas County

Grantee: FRANCES LOUISE PHELPS

Grantee's Mailing Address:

P.O. Box 70695
Nashville, TN 37207 Davidson County

Consideration:

The division of property in Cause No. 18,181, styled "*In the Matter of the Marriage of Ronald Wayne Phelps and Frances Louise Phelps*," entered in the 27th Judicial District Court of LAMPASAS County, Texas, and ten dollars and other valuable consideration.

Property (including any improvements): Map\Parcel : 050 15 0 213.00

BEING Lot No. 49 on the Plan of Sky View Subdivision as of record in Book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee, and being one and the same property described in that one certain Quitclaim Deed dated June 4, 1984, and recorded in Book 11611, page 684 of the said Davidson County Register's Office, locally known as *337 OAKVIEW DRIVE, NASHVILLE, TN 37207*

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

RONALD WAYNE PHELPS

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

STATE OF TEXAS §
COUNTY OF LAMPASAS §

This instrument was acknowledged before me on OCTOBER 25, 2011 by RONALD WAYNE PHELPS.

SUSAN ROBERTS
MY COMMISSION EXPIRES
December 17, 2013

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Robert J. Gradel
107 East Second Street
Lampasas, Texas 76550
512-556-8234
512-556-8236 (fax)
robert@robertgradel.com
\\Robert\c\WPDOCS\PHELPS, RONALD WAYNE\phelps.Deed.wpdOctober 20, 2011

AFTER RECORDING RETURN TO:

Robert J. Gradel
107 East Second Street
Lampasas, Texas 76550

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Frances L Phelps, Affiant
Subscribed and sworn before me this the
28 Day of February, 2014.
Brandi Wells, Deputy Register