THIS INSTRUMENT PREPARED BY
Joseph B. Fleming, Jr., Attorney
615 Church Street
Suite 100
Nashville, TN
37219
615 244-6538

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Kurt Phillips | SouthTrust Mortgage Corp. | Map 147-09 |
| NAME<br>401 Montego Cove | NAME<br>P.O. Box 830267 | PARCEL 87 |
| STREET ADDRESS OR ROUTE NUMBER<br>Hermitage, TN 37076 | STREET ADDRESS<br>Birmingham, AL 35283-0267 | |
| CITY STATE ZIP | CITY STATE ZIP | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO 100----------$10.00---------- Dollars

Cash in hand paid by Kurt Phillips and wife, Rhonda D. Phillips and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 5693 PAGE 902

George A. Barnett and wife, Diane E. Barnett

have this day bargained and sold, and do hereby transfer and convey unto the said Kurt Phillips and wife, Rhonda D. Phillips the Grantees herein, their successors, heirs and assigns certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Resubdivision of Lots 226 and 227, Lake Park, Section 6, of record in Book 5190, page 284, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to George A. Barnett and wife, Diane E. Barnett, by deed from Cesar Fernandez and wife, Carol Quaranda Fernandez, of record in Book 7104, page 290, Register's Office for Davidson County, Tennessee.

RECEIVED $47.45

34 U 5 IDENTIFICATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 118,500.00

Subscribed and sworn to before me this the 31st day of July 19 92

My commission expires 1-11-1996

Affiant

Notary Public

(Affix Seal)

Unimproved / Improved

Tax is imprinted / property known as 401 Montego Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate with the appurtenance, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st day of July 19 92 (the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date).

George A. Barnett

Diane E. Barnett

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____ a Notary Public in
and for said County and State _____

the within named bargainor _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ Tennessee
this 31st day of July 19__.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me _____ a Notary Public of the State and
County aforesaid personally appeared _____
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged
_____ self to be _____ of the _____
the within named bargainor, a corporation, and that _____ he as such _____
being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation
by _____ self as _____

Witness my hand and seal at office in _____
this _____ day of _____ 19__.

_____ Notary Public

Commission expires _____

**WARRANTY DEED**

FROM

TO

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
**Phone 255-4631**
**NASHVILLE, TENNESSEE 37238**

OFFICIAL RECEIPT

FELIX Z WILSON II

REGISTER OF DAVIDSON COUNTY

NASHVILLE TENNESSEE

RECEIVED OF _____

FOR _____

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| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34056

No. 557406