BOOK 10179 PG 544

Recd 43

# WARRANTY DEED

TERESA L. [illegible] NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires: 5-15-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sandra C. Phillips (NAME) | NEW OWNERS (NAME) | 171-2-A 56 |
| 281 Glenstone Circle (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christy L. Phillips, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra C. Phillips

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Unit No. 56 on the Plan of Phase 3B, Brentwood Villa, of record in Book 6900, Page 4 and amended in Book 6900, Page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christy L. Phillips by deed from Radnor Homes, Inc. of record in Book 8773, Page 630, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to Master Deed of record in Book 6923, Page 943; Book 7035, Page 115; Book 7101, Page 730; rerecorded in Book 7143, Page 18; amended in Book 7266, Page 84; amended in Book 7423, Page 574; By-Laws in Book 6923, Page 986; Book 7423, Page 567 and Book 8074, Page 564; Easements in Book 5155, Page 164; Charter in Book 6936, Page 895 and amended in Book 7998, Page 249; Deeds of Conveyance in Book 8127, Page 666; Book 8127, Page 782; Book 8127, Page 802 and Book 8128, Page 17; Storm Water Detention Agreement in Book 6385, Page 814, said Register's Office.

This is improved ( X ) unimproved ( ) property, known as 281 Glenstone Circle, Brentwood, TN 37027
(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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of September 19 96

Christy L. Phillips

BOOK 10179 PG 545

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~WILLIAMSON~~ Rankin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy L. Phillips

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of September 19 96.

Commission expires May 16, 1999

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: July 2, 1997
BONDED THRU HEIDEL-MARCHETTI INC.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

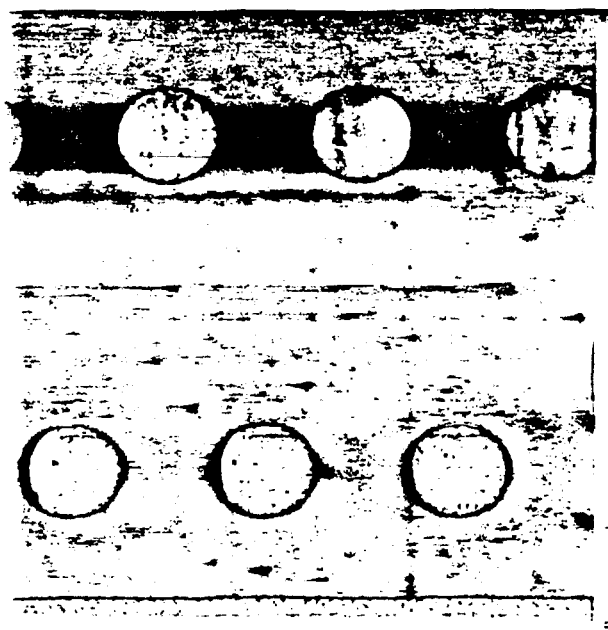
0221581

IDENTIF. & REFERENCE

96 SEP -5 AM 10:04

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4531 09/05 0101 03CHECK 471.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

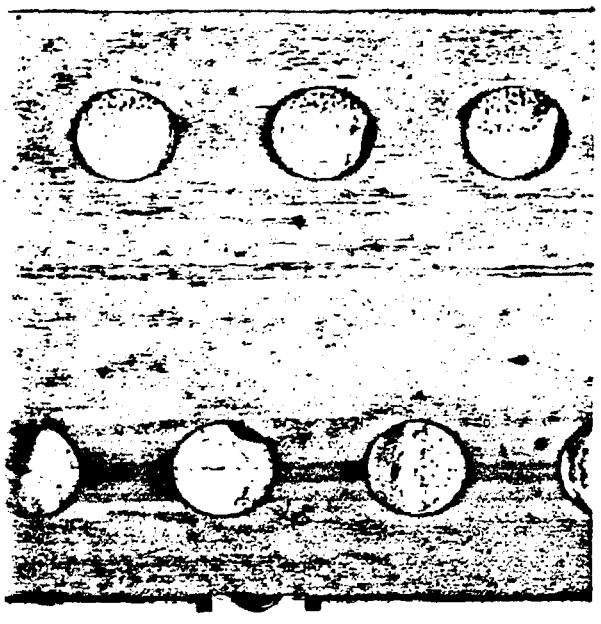
**FOR** _____

BOOK 10179 PG 546

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | CAMT | | | |
| | | | 125000.00 | |
| | CON TX | | 462.50 | |
| | PRFEE | | 1.00 | |
| | WDEED | | 8.00 | |
| | TOTAL | | 471.50 | |
| | CHECK | | 471.50 | |
| 09/05/96 | 01 | 10:06 | 0001 | 4531 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0221581
IDENTIF. # REFERENCE

96 SEP -5 AM 10: 04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 1027032