10212

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

[illegible] HOLLOWAY
NOTARY PUBLIC AT LARGE
[illegible] COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
10212 709
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,998.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A. Phillips	First Bank & Trust	86-7060
(NAME) 201 Retreat Court West	(NAME) 1691 North Mt. Juliet Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Juliet, TN 37122	
(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, Rene Gail Ludlow, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason A. Phillips and wife, Rebekah A. 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, Tennessee, being Lot No. 44 on the Plan of Jackson's Retreat Section II Phase I of record in Plat Book 5200, Page 334 and 335, and amended in Book 5972 Page 96, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rene Gail Ludlow, unmarried by deed of record in Book 9702, Page 944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Rene Gail Ludlow by Terry DeSelms as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10212, Page 707, in the Register's Office for Davidson County, Tennessee.

96 OCT -2 PM 3:20
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

[illegible] OFFICE

0132153

unimproved ( )
This is improved (XX) property, known as 201 Retreat Court West, Hermitage, TN 37076
(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 30th day of September 1996

Rene Gail Ludlow Rene Gail Ludlow

By:
Terry DeSelms, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

BK/R 10212 PG 710

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rene Gail Ludlow, unmarried

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 _____ Antioch, Tennessee, this 30th day of September 19 96.

Commission expires October 9, 1999

_____
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

STATE OF Tennessee
COUNTY OF Davidson

On this September 30, 1996 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Rene Gail Ludlow, and acknowledged that he executed the same as the free act and deed of the said Rene Gail Ludlow, through Power of Attorney granted him by the said Rene Gail Ludlow.

Commission Expires: _____

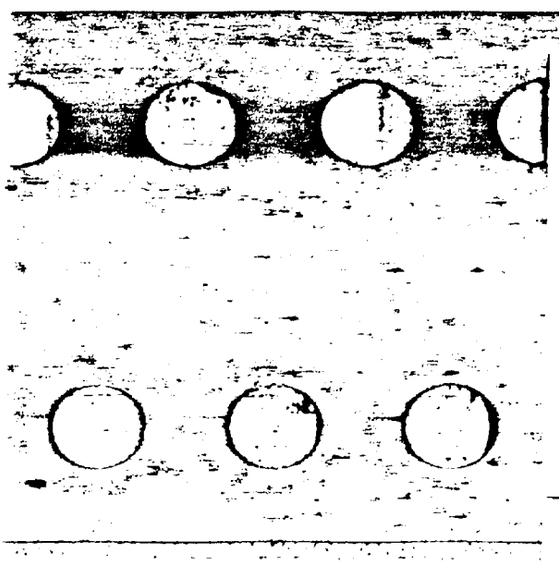
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

96 153 10:02 2.01 03EC-ECK

341.96

TN01WC



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

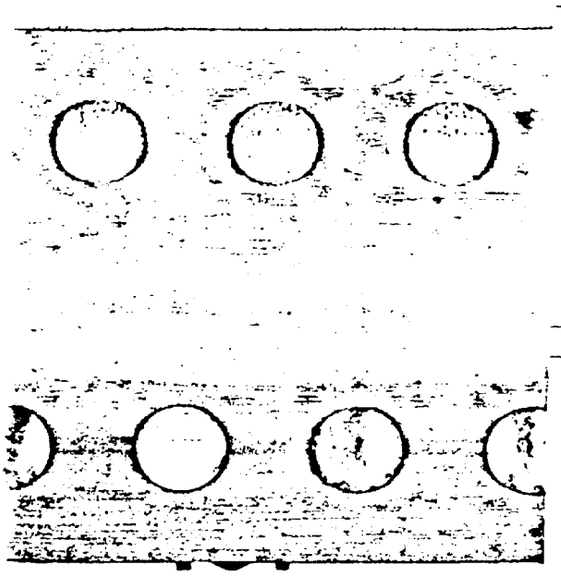
RECEIVED OF _____

FOR _____

BOOK 10212 PG 711

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	89998.00
CON TX	332.99
PRFEE	1.00
MDEED	8.00
TOTAL	341.99
CHECK	341.99

10/02/96 01 15:23 0001 5793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT -2 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072874

No. [redacted]