06168837
IDENTIF. & REFERENCE
99 JUL 28 AM 8:52
REGISTER
DAVIDSON COUNTY, TN.

Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

BOOK 11591 PG. 491

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Greg A. Phillips and Elizabeth A. McCaskill nka Elizabeth A. Phillips** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **R & M Familty Trust** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 21st day of July, 1999.

Greg A. Phillips

Elizabeth A. McCaskill NKA Elizabeth A. Phillips
Elizabeth A. McCaskill nka Elizabeth A. Phillips

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Greg A. Phillips and Elizabeth A. McCaskill nka Elizabeth A. Phillips** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 21st day of July, 1999.

Notary Public

My Commission Expires: Jan 25, 2003

MARILISA W. McCASKILL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 79,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Winnie Bray
Affiant

Subscribed and sworn to before me this 21st day of July, 1999.

M. W. Hall
Notary Public

My Commission Expires: Jan 25 2003

MARILISA [illegible] CASKILL
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

MAP AND PARCEL NUMBERS: Map 161-01-0-A-9.00CO 161-01-0-A-58.00CO

ADDRESS NEW OWNER:
230 Duck Court
Foster City, CA 94404

SEND TAX BILLS TO:
SAME

Stewart Title Guaranty Company

Commitment Number: BW-79900094

SCHEDULE C

PROPERTY DESCRIPTION

BOOK 11591 PG. 493

The land referred to in this Commitment is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Unit #5312-#2 as shown on the Plat of danbury of record in Plat Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with Garage #9 as shown on said plat, together with an undivided interest in the common clements of the Danbury Homeowners Association, all as described in Book 6612, Page 75, Register's Office for said County.

Being the same property conveyed to Gregory A. Phillips and Elizabeth A. McCaskill nka Elizabeth A. Phillips by Warranty Deed from BVT Country Place, LTD, a Tennessee Limited Partnership of record in Book 6887, page 545, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11591 PG. 491

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0616837

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496269