Instr:200003020020742 Page: 1 OF 2
REC'D FOR REC 03/02/2000 2:39:58PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $303.40

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

26B

Theresa Hill, married		
3440 W. Hamilton Avenue	New Owner	MAP:069-04-0
Nashville, TN 37218		
		PARCEL:181.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 00-01-9870]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Antha K. Phillips, unmarried, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Theresa Hill, married, (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of E. B. Smith, Jr. Subdivision, of record in Book 6200, page 534, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marion J. Phillips, Sr. and wife, Antha K. Phillips, by Warranty Deed from Bradley Eugene Jacobs, a married person of record in Book 9104, page 268, Register's Office for Davidson County, Tennessee.

The said Marion J. Phillips, Sr. has since died on October 21, 1995 **, and upon his death, title was vested in Antha K. Phillips as the sole surviving tenant by the entirety.**

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of Record in Plat Book 6200 , page 534 , Register's Office for Davidson County, Tennessee.**
3. **Restrictive Covenants of record in Book 4495, page 859, said Register's Office for said County.**

This is improved property known as **3440 W. Hamilton Avenue Nashville, Tennessee 37218.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $82,000.00

Affiant

[Subscribed and sworn to before me this
[19th day of February, 2000.

William T. Cantrell
Notary Public

[My Commission Expires: 6/7/2003

WILLIAM T. CANTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of February, 2000.

Antha K. Phillips

Antha K. Phillips

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 19th day of February, 2000, before me personally appeared, Antha K. Phillips to me known to be the person who executed the foregoing instrument and acknowledged that she executed the same as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of February, 2000.

WILLIAM T. CAUTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

William T. Cautrell
NOTARY PUBLIC

My Commission Expires: 6/7/2003