box 63

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $267,500.00

Affiant

Subscribed and sworn to before me, this 2 day of March, 2000.

My commission expires: 8-12-03

Notary Public

CHRISTINE B. BOLLER NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

WARRANTY DEED

Instr:200003150026716 Page: 1 OF 2
REC'D FOR REC 03/15/2000 2:27:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $989.75

Address of New Owner & Send Tax Bills to:	**Prepared By:** Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
317 SWINFORD COURT BRENTWOOD, TN 37027	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 172-13-0-A/064.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, A NEVADA PARTNERSHIP

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

RODNEY PHILLIPS AND WIFE, KAREN PHILLIPS, AND MARGARET RHODES A SINGLE WOMAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in ~~WILLIAMSON~~ Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS BEING LOT 14, WILLIAMS GROVE SUBDIVISION RECORD IN PLAT BOOK 9700, PAGE 903 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, A NEVADA PARTNERSHIP, BY WARRANTY DEED FROM LESTER L. WILLIAMS, JR., TRUSTEE UNDER LAST WILL AND TESTAMENT OF LESTER L. WILLIAMS, DATED JANUARY 29, 1999, AND RECORDED FEBRUARY 3, 1999 IN BOOK 11325, PAGE 624, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 317 SWINFORD COURT, BRENTWOOD, TN 37027

This conveyance is made subject to:

.. 19___ taxes, which have been prorated and assumed by Grantee.

!. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

O 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 RANTERS 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 ingular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 2 day of MARCH, 2000.

Marion Dunkerley
for Pulte Homes Tennessee, LP

State of Tennessee
County of DAVIDSON

On this 2 day of MARCH, 2000, before me personally appeared Marion Dunkerley for Pulte Homes TN to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:
8-12-03

CHRISTINE R. ROLLER NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Notary Public

WARRANTY DEED

he preparer of this Deed makes no representation as to the status of the title of the property escribed herein, or as to the accuracy of description.