Realty 421

THIS INSTRUMENT PREPARED BY:

Joseph B. Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

Instr:200004030033273 Page: 1 OF 2
REC'D FOR REC 04/03/2000 5:58:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $534.55

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) David B. Phillips and wife Julie C. Phillips	(NAME) Southeastern Mortgage of TN, Inc.	(Field Book No.) 8DA 52300
(STREET ADDRESS OR ROUTE NUMBER) 6439 Fleetwood Drive	(STREET ADDRESS) 115 29th Avenue South	(Map) 103-5
(CITY) (STATE) (ZIP) Nashville TN 37209	(CITY) (STATE) (ZIP) Nashville TN 37212	(PARCEL) 62

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Jess S. Morgan, Trustee of The Norman Trust dated June 30, 1988

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto David B. Phillips and wife Julie C. Phillips,

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Horton Heights Section H, of record in Book 3600, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jess S. Morgan, Trustee of The Norman Trust Dated June 30, 1988, by deed from James Scott Garner, Trustee of The Garner Living Trust dated June 30, 1988, of record in Book 8598, Page 455, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 29TH day of March, 2000.

My commission expires: My Commission Expires November 29, 2003

The actual consideration or value, whichever is greater, for this transfer is $ 171,500.00

Julie C. Phillips
AFFIANT-

Notary Public

(Affix Seal)

This is unimproved ( ) property, known as 6439 Fleetwood Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City of Town)
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 22nd day of March, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date .

The Norman Trust, Jess S. Morgan, Trustee

STATE OF

COUNTY OF

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ _____ _____ to me known to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of said _____

Witness my hand, at office, this _____ day of _____, _____.

_____
Notary Public

My Commission Expires:

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ Jess S. Morgan _____ _____,

the within named bargainor(s), 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 within instrument for the purposes therein contained., in his authorized capacity.

Witness my hand and official seal, at office in Los Angeles, California, this 22nd day of March, 2000.

My Commission Expires:

Mary Ann Hartwiger
Notary Public

ENCUMBRANCES:

1. Taxes for the year 2000: A lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 3600, page 100, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 3868, page 740, Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Mortgage Loan Inspection of John Kohl & Company, P.C., dated May 26, 1988, disclosed that the neighbor's fence encroaches on subject property.

5. General Power of Attorney of record in Book 7836, page 459, Book 9360, page 229, Book 9360, page 231, Register's Office for Davidson County, Tennessee.

MARY ANN HARTWIGER
Commission # 1166988
Notary Public - California
Los Angeles County
My Comm. Expires Dec 29, 2001