BOX 44

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Instr:200005010043183 Page: 1 OF 2 REC'D FOR REC 05/01/2000 3:26:22PM RECORD FEE: $11.00 M. TAX: $0.00 T. TAX: $566.10	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $163,000.00. **Affiant** Subscribed and sworn to before me, this 28th day of April, 2000. Notary Public My Commission Expires: 5/14/2003

Address New Owner As Follows:
Marcus Brian Phillips &
Jennifer Day Phillips
612 Davidson Rd.
Nashville, TN 37205

Send Tax Bills To:
SunTrust Bank
P.O. Box 305110
Nashville, TN 37230

Map-Parcel Number:
115-7-32
Field Book No. 8DZ 53430

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BILLY F. MOORE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARCUS BRIAN PHILLIPS AND WIFE, JENNIFER DAY PHILLIPS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Brooke Meade, Section One, of record in Book 2133, page 77, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Billy F. Moore by Warranty Deed from Ellen S. Robert, unmarried, of record as Instrument No. 200004070035129, Register's Office for Davidson County, Tennessee.

This is not the usual place of residence for the Grantor or the Grantor's spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2133, page 77, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication for Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5291, page 669, Register's Office for said County.

This is improved property known as 612 Davidson Road, Nashville, TN 37205.

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 I covenant with the said Grantees that I am 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 further covenant and bind ourselves, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of April, 2000.

Billy F. Moore

By: Kendall Moore, AIF
Kendall Moore, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENDALL MOORE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of April, 2000.

Notary Public

My Commission Expires: 5/28/2003

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