THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17194**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $217,500.00. Nancy H. Allen Affiant Subscribed and sworn to before me, this 11th day of MAY, 2000. Notary Public My Commission Expires: 11/29/03

Instr:200005150049678 Page: 1 OF 2
REC'D FOR REC 05/15/2000 12:25:29PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $804.75

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Nancy H. Allen 132 Blackburn Avenue Nashville, Tennessee 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 130-1 PAR 156 FB 07DZ 29945

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ELIZABETH F. CARDEN PHILLIPS, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NANCY H. ALLEN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 132 Blackburn Avenue, Nashville, Tennessee 37205.

John Barclay Phillips, the spouse of Elizabeth F. Carden Phillips, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said Elizabeth F. Carden Phillips.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of MAY, 2000.

Elizabeth F. Carden Phillips
ELIZABETH F. CARDEN PHILLIPS

John Barclay Phillips
JOHN BARCLAY PHILLIPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ELIZABETH F. CARDEN PHILLIPS and JOHN BARCLAY PHILLIPS, with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of MAY, 2000.

My Commission Expires: 11/29/03

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth F. Carden by deed from Phillip P. Goodrum and wife, Heather L. Stack now known as Heather L. Goodrum of record in Book 10803, page 583, said Register's Office. The said Elizabeth F. Carden having since married.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.