PICK-UP

Instr:200007060067215 Page: 1 OF 3
REC'D FOR REC 07/06/2000 3:00:20PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $292.30

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Phillips Enterprises LLC 526 Midway Circle Brentwood, TN 37027	Same	Map 162-1-C Parcel 56.00 FB# 5DU 77451

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Susan Michele Phillips Rowe, f/k/a Susan Michele Jungers** ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **Phillips Enterprises LLC**, a Tennessee limited liability company (Grantee"), its successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 56 on the Plan of Phase 2 Hickory Glade, as of record in Plat Book 6250, Pages 888 and 889, revised in Plat Book 6900, page 41, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Susan Michele Jungers (now Susan Michele Phillips Rowe) by deed from Margaret P. Clark of record in Book 10937, Page 540, Register's Office for Davidson County, Tennessee.

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

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

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

2. Declaration of Covenants, Conditions, and Restrictions for Hickory Glade Phase One of record in Book 68245, page 929, re-recorded in Book 6898, page 896, amended in Book 6824, page 952, re-recorded in Book 6898, page 919, further amended in Book 6898, page 920 and in Book 6957, page 473, Register's Office for Davidson County, Tennessee. NOTE: Appointment of Successor Trustee of record in Book 11443, page 625, Register's Office for Davidson County, Tennessee.

3. Declaration of Amendment and Statement of Easement on Hickory Glade Phase I dated October 12, 1989, of record in Book 7959, page 869, Register's Office for Davidson County, Tennessee.

4. Bylaws of Hickory Glade, Phase One, Home Owners Association, Inc. of record in Book 6878, Page 390, amended in Book 10697, page 182, Register's Office for Davidson County, Tennessee.

5. Dedication of common area to Hickory Glad Home Owners Association, Inc. of record in Book 6898, Page 921, re-recorded in Book 6899, page 562 and in Book 7260, page 72, Register's Office for Davidson County, Tennessee.

6. Charter of Incorporation of Hickory Glad Home Owners Association, Inc. of record in Book 6845, page 780, Register's Office for Davidson County, Tennessee.

7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7384, page 941, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Book 6796, page 991, Register's Office for Davidson County, Tennessee.

9. All matters appearing on the Plan of record in Plat Book 6250, pages 888 and 889, revised in Plat Book 6900, page 41, Register's Office for Davidson County, Tennessee.

10. Subject to the lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions for Hickory Glade Phase One.

11. Subject to the rights of others in and to the common areas/elements.

This is improved property, commonly known as 629 Hickory Glade Court, Antioch, Tennessee 37013.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Chad Allen Rowe, husband of Susan Michele Phillips Rowe, joins in this deed for the purpose of releasing any rights he may have, marital or otherwise, in the property conveyed.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 5th day of July, 2000.

Susan Michele Phillips Rowe

Susan Michele Phillips Rowe
f/k/a Susan Michele Jungers

Chad Allen Rowe

Chad Allen Rowe

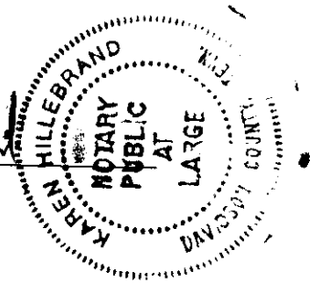
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Susan Michele Phillips Rowe, f/k/a Susan Michele Jungers, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 5th day of July, 2000.

Karen Hillebrand
Notary Public

My Commission Expires: 9/28/02



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Chad Allen Rowe, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 5th day of July, 2000.

Karen Hillebrand
Notary Public

My Commission Expires: 9/28/02



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $79,000.00

Affiant

Sworn to and subscribed before me this 5th day of July, 2000.

Karen Hillebrand
Notary Public

My Commission Expires: 9/28/02

