WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Roger Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES: 4/28/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER L. PHILLIPS (NAME)	SAME (NAME)	MAP 43-10-0-B
555 N. DUPONT AVE. UNIT E-105 (ADDRESS)	(NAME) (ADDRESS)	PARCEL 105.00 CO
MADISON, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE W.L. GOAD AND HILDA F. GOAD, LIVING TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER L. PHILLIPS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Condominium Unit E-105, of Madison Park Condominium as referenced and more particularly described on the Plat of Madison Park Condominiums, of record in Book 5414, page 743, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to THE W.L. GOAD AND HILDA F. GOAD, LIVING TRUST by Deed of record in Book 11295, page 548, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Instr:200008290085400 Page: 1 OF 2
REC'D FOR REC 08/29/2000 2:19:02PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $192.40

unimproved ( )
This is improved (X) property, known as 555 N. DUPONT AVE., UNIT E-105, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 s this 28th day of August, 2000

THE W.L. GOAD AND HILDA F. GOAD, LIVING TRUST
By: W L Goad
W. L. GOAD, TRUSTEE

Attest: Hilda F Goad
HILDA F. GOAD, TRUSTEE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared W. L. GOAD and HILDA F. GOAD with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the TRUSTEES ~~and xxxxxxxxxxxx~~ ~~xxxxxxx~~ of the THE W.L. GOAD AND HILDA F. GOAD LIVING TRUST the within named bargainor, and corporation, and that they as such TRUSTEES ~~and xxxxxxxxxxxx~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said W. L. GOAD as such TRUSTEE, and attesting the same by the said HILDA F. GOAD as such TRUSTEE.

Witness my hand and official seal at office at GOODLETTSVILLE, TN ~~xxxxxx~~ on this the 28th day of August, 2000.

My commission expires 4/28/04

_____
Notary Public

