Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/12/00 15:18 2pgs
Fees:11.00 Taxes:562.40
20000912-0090531

THIS INSTRUMENT PREPARED BY:

WILLIAM TIMOTHY HILL
1230 AMSOUTH CENTER
315 DEADERICK STREET
NASHVILLE, TENNESSEE 37238-1230
(615) 256-1577

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Gary Phillips
Affiant

Subscribed and sworn to before me, this the 1st day of September, 2000.

Lori C. Warren
Notary Public

My Commission Expires: _____

LORI C. WARREN NOTARY PUBLIC WILLIAMSON COUNTY, TN EX. 1/30/02

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gary B. Phillips Margaret A. Phillips 3868 Faulkner Drive Nashville, Tennessee 37211	ABN AMRO Mtg. Group, INC. 4242 N. Harlem Ave. Norridge, IL 60706	Map 148-9 Parcel 177

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **Robert W. McBride and Barbara F. Brown**, by these presents do hereby sell and convey unto **Gary B. Phillips and Margaret A. Phillips**, their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 2 and 3 on the Plan of McBride Subdivision of record in Plat Book 6050, page 172, Register's Office for said County, described as follows, to wit:
>
> Beginning at an iron pin on the east right-of-way line of Faulkner Drive approximately 415 feet north from the intersection of Haywood Lane and Faulkner Drive, thence North 3 deg. 13'-15" East a distance of 110.88 feet to an iron pin, thence leaving right-of-way North 83 deg. 02'-33" East, a distance of 207.28 feet to an existing iron pin, thence South 4 deg. 04'-43" West along the property line of Robert D. Martin, a distance of 139.90 feet to an iron pin, thence North 88 deg. 56'-21" West a distance of 201.94 feet to the point of beginning, containing 0.58 acres, more or less.
>
> Being part of the same property conveyed to Robert B. McBride and wife Sarah C. McBride by deed from Dewey Pedigo, Jr., Trustee of record in Book 8688, Page 965, Register's Office for Davidson County, Tennessee. *Please see Page 2 Two for remainder of Derivation Clause.
> Robert B. McBride predeceasing wife Sarah C. McBride, and Sarah C. McBride having since died, leaving Last Will and Testament which was probated at Sarah Curtis McBride probate case number 99P-1200, Seventh Circuit Court, Probate Division, of Nashville, Davidson County, Tennessee.

This is improved property known as 3868 Faulkner Drive, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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 in unencumbered, except as set forth above, 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 whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS our hands this 01 day of Sept, 2000.

Robert W. McBride
ROBERT W. MCBRIDE

Barbara F. Brown
BARBARA F. BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. McBride and Barbara F. Brown, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2000.

Lori C. Warren
Notary Public

My Commission Expires:_____

LORI C. WARREN NOTARY PUBLIC WILLIAMSON COUNTY, TN EXP. 1/30/02

*Derivation Clause, Continues as follows: Said Last Will and Testament, by its terms, left the herein described property to Robert Wayne McBride and Barbara Faye McBride Brown, being one and the same persons, respectively, as the within named grantors, Robert W. McBride and Barbara F. Brown.