Davidson County DEEDWARR
Recvd: 12/07/00 13:40 2pgs
Fees:11.00 Taxes:321.53

20001207-0120628

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$86,900.00
|X Leta Phillips
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF November, 2000.
|Dina Hawley
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leta B. Phillips and Connie L. Phillips 1307 Merritt Street Old Hickory, TN 37138	America's Wholesale Len. 4500 Park Granada Calabasas, CA 91302-1613	Map 53-02 Parcel 37

For and in 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,

Marcia D. Carter and Alan D. Wilson

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Leta Phillips and Lea Phillips as tenants in common with joint right of survivorship

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:

BEING LOT NO. 177A, SECTION C-2, VILLAGE OF OLD HICKORY, AS SHOWN ON THE PLAN OF RESUBDIVISION OF PARCEL "B", SECTION C-2, RECORDED APRIL 10, 1951, BOOK 1835, PAGE 53, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, LOCATED WEST OF AND ADJACENT TO LOT NO. 177, SECTION C, RECORDED JULY 18, 1948 IN BOOK 1424, PAGE 66, SAID REGISTER'S OFFICE, TO WHICH SAID REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

EASEMENT: SUBJECT TO AND/OR RESERVING TWO (2) PERMANENT EASEMENTS ONE (1) 20 FEET WIDE FOR PRIVATE ROAD AND UTILITIES AND ONE (1) 10 FEET WIDE FOR UTILITIES, TOGETHER WITH ALL RIGHTS IN CONNECTION WITH SAID EASEMENTS, INCLUDING THE INGRESS AND EGRESS OVER THE PROPERTY HEREIN CONVEYED FOR SERVICING EASEMENTS, ALL AS SHOWN ON SAID RECORDED PLAN, WHICH IS MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

EASEMENT: GRANTORS FURTHER CONVEY TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, A PERMANENT, PERPETUAL EASEMENT FOR WATER, SEWERS AND OTHER UTILITIES, INCLUDING THE INSTALLATION, REPAIR AND MAINTENANCE OF SAME ON LOT NO. 177, SECTION C, VILLAGE OF OLD HICKORY, AS SHOWN ON THE PLAN OF RECORD IN BOOK 1424, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SERVING LOT NO. 177A, SECTION C, VILLAGE OF OLD HICKORY, AS DESCRIBED ABOVE, SAID EASEMENT BEING 10-FEET IN WIDTH FROM THE NORTHERLY BOUNDARY LINE OF LOT 177, A COMMON BOUNDARY LINE WITH LOT NO. 176 AND EXTENDING FROM THE REAR LINE OF LOT NO. 177A, SECTION C, VILLAGE OF OLD HICKORY, FROM WEST TO EAST TO THE EXISTING SEWER LINES AND WATER LINES ON LOT NO. 177. SAID EASEMENT IS FOR THE EXCLUSIVE USE AND BENEFIT OF THE OWNERS OF LOT NO. 177A, SECTION C, VILLAGE OF OLD HICKORY, THEIR HEIRS AND ASSIGNS.

BEING THE SAME PROPERTY CONVEYED TO MARCIA D. CARTER AND ALAN D. WILSON, EACH OWING A ONE-HALF (1/2) UNDIVIDED INTEREST, BY DEED FROM HASKELL B. MCPEAK AND WIFE, AMIE V. MCPEAK, DATED MAY 15, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000606-0055944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1835, Page 53, Register's Office for Davidson County, Tennessee, including but not limited to a 10 foot easement for utilities purposes along the rear of said lot, a 20 foot easement for utilities purposes along the front of said lot, and a 20 foot easement for private road along the front of said lot.
3) Property is subject to Restrictive Covenants contained in Book 1424, Page 66, Book 1835, Page 53, and Instrument Number 20000606-0055944, Register's Office for Davidson County, Tennessee.
4) Property is subject to and/or reserving two (2) permanent easements, one (1) 20 feet wide for private road and utilities and one (1) 10 feet wide for utilities, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, all as shown on said recorded plan, of record in Instrument Number 20000606-0055944, said Register's Office.
5) Property is subject to permanent, perpetual easement for water, sewers, and other utilities of record in Instrument Number 20000606-0055944, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1307 Merritt Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

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 30th day of November, 2000.

Marcia D. Carter

Alan D. Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marcia D. Carter and Alan D. Wilson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

NOTARY PUBLIC AT LARGE

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076