PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (st) Title No: 42108
Dav. Co. File: Box 8

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Davidson County DEEDWARR
Recvd: 01/10/01 08:01 2pgs
Fees:11.00 Taxes:1884.23
20010110-0003003

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Francis H. Phillips 3629 Central Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-001-076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 509,250.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Earl C. Williams and spouse, Billie Leona Williams,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Francis H. Phillips,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 152 on the Plan of the Richland Realty Company's second Subdivision, Division "B", of of record in Book 332, Page 92, said Register's Office. Said part of lot 152 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines, with the easterly margin of Craighead Street, 192 1/2 feet to an alley.

Being the same property conveyed to Earl C. Williams, Jr., and wife, Billie Leona Williams by deed from John M. Mogey and wife, Doren H. Mogey of record in Book 3765, Page 525, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Above described conveyance is subject to; Taxes for the year 2001 and subsequent years; All matters shown on the plan of record in Plat Book 332, Page 92, said Register's Office.

This is improved property, known as: 3629 Central Avenue, Nashville, TN 37205

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 2001.

Earl C. Williams

Billie Leona Williams

State of Tennessee
County of Davidson

On this 5th day of January, 2001, before me the undersigned authority, personally appeared **Earl C. Williams** and **Billie Leona Williams**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 509,250.00

Affiant

Sworn and subscribed before me on the 5th day of January, 2001.

Notary Public

My Commission Expires: _____

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 07/27/2002

WIdoc: Deed Wty—12/92