WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 2001

Notary Public

MY COMMISSION EXPIRES: 1-25-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/17/01 15:34 2pgs
Fees:11.00 Taxes:341.88

20010117-0005182

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Brand	Bank of America, N.A.	83-11
(NAME)	(NAME)	
2409 Barclay Drive	2059 Northlake Parkway	PARCEL 92
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Tucker, GA 30084	
(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, Marie B. Phillips, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Brand, 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:

Being Lot No. 45 on the Plan of Eastland Acres, Section 1, as of record in Book 2133, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to D. W. Phillips and wife, Marie B. Phillips by deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter, of record in Book 2291, Page 423, Register's Office for Davidson County, Tennessee. The said D. W. Phillips having since died.

Daniel W. Phillips executes this instrument as Attorney-In-Fact on behalf of Marie B. Phillips, pursuant to the Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2409 Barclay Drive, Nashville, TN 37206
(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 my hand this 12th day of January, 2001

X

Marie B. Phillips
By: Marie B Phillips Daniel W. Phillips P.O.A.
Daniel W. Phillips, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, 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 _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel W. Phillips to me known to be the person who executed the foregoing instrument in behalf of Marie B. Phillips, and acknowledged that he executed the same as the free act and deed of the said Marie B. Phillips.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of January, 2001.

My Commission Expires: 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____