Davidson County DEEDWARR
Recvd: 01/18/01 10:56 2pgs
Fees:11.00 Taxes:268.25

20010118-0005359

WARRANTY DEED

PRICE-H00315

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Mandy N. Price
Affiant

Subscribed and sworn to before me, this 10th DAY OF January, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE R. WILLIAMS JR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, Suite 2
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mandy N. Price, unmarried	National Bank of Commerce	142-6-A-156
(NAME)	(NAME)	
810 Bellevue Road # 156	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, FORREST JAMES PHILLIPS, III AND FORREST PHILLIPS, JR. AND WIFE, AND SALLY N. PHILLIPS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MANDY N. PRICE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building 15, Unit 256, Peppertree Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, said Register's Office provided by Tennessee Code Annotated 64-2701 et seg., and as shown on the plat of Peppertree Creekside Meadows Condominiums, of record in Book 4675, pages 120 through 130, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Forrest James Phillips, III and Forrest Phillips Jr. and wife Sally N. Phillips by Deed from Judith B. Butters Potter and James R. Potter of record in Book 9868, page 781, said Register's Office.

Amy George, spouse of Forrest James Phillips, III, joins in this conveyance to convey any and all marital interest she may have to said property.

This is improved (X) property, known as 810 Bellevue Road # 156, Nashville, Tennessee 37221
unimproved ( ) (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/our hand(s) this 10th day of January, 2001.

Forrest James Phillips, III

Sally N. Phillips
by Forrest James Phillips III ATTY IN FACT

Forrest Phillips, Jr.
By: Forrest James Phillips, III ATTY IN FACT

Sally N. Phillips
By. Forrest James Phillips, III

Amy George

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Forrest James Phillips, III, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Forrest Phillips, Jr., and who acknowledged that he executed the same as the free act and deed of the said Forrest Phillips, Jr. for the purposes therein described.

Witness my hand and official seal at Brentwood, TN this 10th day of January, 2001.

My Commission Expires: 10-9-02

GEORGE R. WOODS NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Forrest James Phillips, III, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sally N. Phillips, and who acknowledged that he executed the same as the free act and deed of the said Sally N. Phillips for the purposes therein described.

Witness my hand and official seal at Brentwood, TN this 10th day of January, 2001.

My Commission Expires: 10-9-02

GEORGE R. WOODS NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Forrest James Phillips, III and wife, Amy George, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of January, 2001.

My Commission Expires: 10-9-02

GEORGE R. WOODS NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

Notary Public

After recording, please return to:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, The Southall Building
Hendersonville, TN 37075
(615) 264-8727