THIS INSTRUMENT PREPARED BY:
Afshin Yazdian, Esq.
209 10th Avenue South, Ste 409
Nashville, Tennessee 37203

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eric D. Phillips and Christin L. Phillips	CTX Mortgage Co.	183-05-A42C0
3716 Nate Cove	P. O. Box 199114	
Antioch, TN 37013	Dallas, Texas 75219	

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Judith C. Adair and husband Gary L. Adair**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Eric D. Phillips and wife, Christen L. Phillips**, hereinafter called the Grantee, their heirs and representatives, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 441 on the Plan of October Woods, Phase One, Section Two, of record in Book 9700, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Judith C. Adair and husband, Gary L. Adair, by deed from Yazdian Construction, Inc. of record in Book 10068, Page 874, Register's Office for Davidson County, Tennessee.

This is improved property known as 3716 Nate Cove, Antioch, TN 37013

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, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31st day of January, 2001.

Judith C. Adair

Gary L. Adair

Davidson County DEEDWARR
Recvd: 02/07/01 13:46 2pgs
Fees:11.00 Taxes:666.37

20010207-0012203

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 Judith C. Adair and Gary L. Adair, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged they executed the within instrument for the purposes therein contained, by signing their names.

WITNESS my hand and official seal, this 31st day of January, 2001

NOTARY PUBLIC

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/27/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,100.00

Affiant

Subscribed and sworn to before me this
31st day of January, 2001

Notary Public

My commission expires: 5/27/01

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.