RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
205 POWELL PLACE, STE. 114
BRENTWOOD, TN 37027
01TN00112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 134,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

Davidson County DEEDWARR
Recvd: 02/16/01 10:33 2pgs
Fees:11.00 Taxes:495.80
20010216-0014951

SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 205 POWELL PLACE, STE 114, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Edmondson 1004 W. EASTLAND AVE NASHVILLE, TN 37206		082-08-0-383.00

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,

HEIRS AT LAW OF JAMES NEAL PHILLIPS/ MARGIE MARIE PHILLIPS, JAMES NEAL PHILLIPS, JR., SHERRY LYNN DENTON & GARY LEE PHILLIPS

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

DAVID E. EDMONDSON

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:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "F" on the plan of Eastwood Addition, as of record in Book 332, page 63, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southerly side of West Eastland Avenue, formerly Jackson Avenue and runs back between parallel line 211 feet to an alley.

Being the same property conveyed to James Neal Phillips, Married by Will of record in Book 327, page 208, Register's Office for Davidson County, Tennessee. The said James Neal Phillips having since died. Said property now being vested the heirs at law of James Neal Phillips; Margie Marie Phillips, James Neal Phillips, Jr. Sherry Lynn Denton and Gary Lee Phillips.

Unimproved ( )
This is improved (X) property known as **1004 WEST EASTLAND AVENUE, NASHVILLE, TN 37206**
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 hands this day of February , 2001

Margie Marie Phillips by James Neal Phillips, ATTY IN FACT
MARGIE MARIE PHILLIPS BY JAMES NEAL PHILLIPS, JR. ATTY. IN FACT

Margie Marie Phillips by Sherry Lynn Denton, Atty in Fact
MARGIE MARIE PHILLIPS BY SHERRY LYNN DENTON, ATTY. IN FACT

Margie Marie Phillips by Gary Lee Phillips Atty in Fact
MARGIE MARIE PHILLIPS BY GARY LEE PHILLIPS, ATTY. IN FACT

James Neal Phillips, Jr. by Gary Lee Phillips Atty in fact
James Neal Phillips, Jr. by Gary Lee Phillips, Atty in Fact

Gary Lee Phillips

Sherry Lynn Denton

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 the bargainors Gary Lee Phillips and Sherry Lynn Denton 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 Nashville, Tennessee, this 12th day of February , 2001.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County 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, and corporation, and that _____ as such _____ and _____ being authorized so to do, 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 at _____ on this the _____ day of _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of February, 2001, before me personally appeared James Neal Phillips, Jr., Sherry Lynn Denton and Gary Lee Phillips to me known to be the persons who executed the foregoing instrument in behalf of Margie Marie Phillips as her Attorney in Fact, and acknowledged that they executed the same as the free act and deed of the said Margie Marie Phillips.

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

My commission expires:_____

_____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of February, 2001, before me personally appeared Gary Lee Phillips, to me known o the the person who executed the foregoing instrument in behalf of James Neal Phillips, Jr. as his Attorney I Fact, and acknowledged that he executed the same as the free act and deed of the said James Neal Phillips, Jr.,

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

My Commission Expires: _____

_____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 25, 2003