THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

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

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***139,900.00.

Affiant

Subscribed and sworn to before me this 9th day of April, 2001.

Notary Public

My Commission Expires: _____

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
MICHAEL L. PAGE 1506 Forrest Avenue Nashville, Tennessee 37206	Fifth Third Mortgage 250 W. Main Street Lexington, Kentucky 40507	MAP 83-9 PARCEL 387

Davidson County DEEDWARR
Recvd: 04/10/01 09:52 2pgs
Fees:11.00 Taxes:517.63

20010410-0035129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 ($***139,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, we, KATHRYN L. PHILLIPS and husband, V. DEAN PHILLIPS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL L. PAGE and wife, AMANDA R. PAGE, 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. 31 on the Plan of A.V.S. Lindsley 29 Acre Tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 31 fronts 50.0 feet on the southerly margin of Forrest Avenue (or Forest Avenue) and extends back between parallel lines a distance of 150.0 feet to a line in the rear.

BEING the same property conveyed to Kathryn L. Phillips and husband, V. Dean Phillips, by deed from Caron L. Petersen, unmarried, of record in Book 6978, page 875, Register's Office for Davidson County, Tennessee.

This is improved property known as 1506 Forrest Avenue, Nashville, Tennessee 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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of A.V.S. Lindsley 29 Acre Tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 9th day of April, 2001.

KATHRYN L. PHILLIPS

V. DEAN PHILLIPS

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 KATHRYN L. PHILLIPS and V. DEAN PHILLIPS, the bargainors, 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 this 9th day of April, 2001.

Notary Public

My Commission Expires: 9.29.01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN