FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/01 15:48 2pgs
Fees:11.00 Taxes:436.60

20010501-0043996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 20 01

Notary Public

MY COMMISSION EXPIRES: January 26, 2002
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Phillips (NAME)	AmSouth Bank (NAME)	MAP 60-7
3013 Stanwyck Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 59
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Dora G. McWilliams, unmarried

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

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being Lot No. 46 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, Pages 50 and 51, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Stanwyck Drive at the southeast corner of lot No. 45 on said plan; thence with said Drive, eastwardly 191.98 feet to the southwest corner of Lot No. 47 on said plan; thence with the line between said lots Nos. 46 and 47, northwardly 190 feet; thence south 88 deg. 33' west 181.2 feet; thence south 71 deg. 49' west 70 feet to the northeast corner of said Lot No. 45; thence with the line between said lots Nos. 45 and 46; southwardly 175 feet to the beginning.

BEING the same property conveyed to James Cecil McWilliams and wife, Dora G. McWiliams, unmarried by deed from Richmond Homes, Inc., of record in Book 2447, Page 115, Register's Office for said County. The said James Cecil McWilliams now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2444, Page 32 and Book 2446, Page 47, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3013 Stanwyck Drive, Nashville, TN 37207
(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 30th day of April, 20 01

Dora G. McWilliams

Dora G. McWilliams

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 Dora G. McWilliams, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 01

Commission expires January 26, 2002

Marie Bradford
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) 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_____.

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 50, said Register's Office.