THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 05/11/01 10:54 2pgs
Fees:11.00 Taxes:518.00
20010511-0049043

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Grace B Constant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis K. Bagwell (NAME)	PMG Mortgage Inc. (NAME)	MAP 161-07
5128 Hilson Road (ADDRESS)	7220 W. Jefferson Avenue #100 (ADDRESS)	PARCEL 016
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Lakewood, CO 80235 (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, The Estate of James Matthew, Phillips

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

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. 32 on the Plan of McMurray Woods, Section 2, as of record in Book 3300, page 17, Register's Office for Davidson County, Tennessee.

Said lot fronts 105 feet onthe northerly side of Hilson Road, as measured around a slight curve, and runs back 275 feet on the easterly line and 281.9 feet on the westerly line to a broken line in the rear on which it measures 185.4 feet.

Being the same property conveyed to James M. Phillips and wife Sara Frances Phillips by deed from John C. Cunningham and wife Wynona P. Cunningham as of record in Book 3995, page 172, Register's Office of Davidson County, Tennessee. The said Sara Frances Phillips having since died and leaving James M. Phillips as the surviving tenant by the entirities and , the said James M. Phillips having since died, testate, with instruction to his Executors to sell real property as contained in the will of record in book 1758-322838, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5128 Hilson Road, Nashville, Tennessee 37211
(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 27th day of April, 2001

The Estate of James Matthew Phillips

x Pamela Jane Phillips x Ann Carolyn Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. L. Moore, a Notary Public within and for the State and County aforesaid, personally appeared Pamela Jane Griffith and Ann Carolyn Smith with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be Executors of The Estate of James Matthew Phillips the within named bargainor and that they as such Executors being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing for the Estate, by the said Pamela Jane Griffith and Ann Carolyn Smith as such Executors.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2001.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: July 24, 2004