STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,400.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of August, 2001.

Notary Public

My Commission Expires: 10/22/01

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/20/01 10:42 2pgs
Fees:13.00 Taxes:452.88
20010820-0089474

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michelle Phillips
4711 Abbay Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Wilson Bank and Trust
623 West Main Street
Lebanon, Tennessee 37087

MAP-PARCEL NUMBERS:
133-140-017.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phyllis M. Moody, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Michelle Phillips, *~~a married~~ woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT: *an unmarried

LAND in Davidson County, Tennessee, being Lot No. 74 on the plan of Abbay Hall, Section I, of record in Book 2331, Page 18, Register's Office for said County.

SAID Lot No. 74, which is a corner lot, fronts 100.0 feet on the westerly margin of Abbay Drive and fronts 101.9 feet on the northerly margin of Elaine Drive, said frontages being joined by a curve having a length of 39.9 feet and extends back 125.0 feet on the northerly line and 122.5 feet on the westerly line to a point of intersection.

Being the same property conveyed to Phyllis M. Moody, a single person by Warranty Deed from Cathryn Jackman, a single person of record in Book 9571, Page 976, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7780, Page 808, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4711 Abbay Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 14th day of August, 2001.

Phyllis M. Moody

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis M. Moody, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2001.

Notary Public

My Commission Expires

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

03740-BP