Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/29/01 08:44 1pgs
Fees:13.00 Taxes:355.20

20010829-0093598

WARRANTY DEED

Preparer's File #-01G472

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF JULY, 2001.

Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN (Affix Seal)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027 mail

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Micah A. Phillips and Jessica H. Phillips	National Bank of Commerce	83-9-347
1500 Gartland Avenue	One Commerce Square	
Nashville, Tennessee 37206	Memphis, TN 38150	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JUNE H. MALLARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICAH A. PHILLIPS AND JESSICA H. PHILLIPS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 74 on the Plan of the Lindsley 29 acres tract of land, as of record in Plat Book 57, page 66, Register's Office for said County.

Said Lot No. 74 fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George E. Mallard and wife, June H. Mallard by Deed from Morris Eugene Russell and wife, Audrey June Russell of record in Book 3376, page 469, Register's Office for Davidson County, Tennessee. George E. Mallard is deceased, leaving June H. Mallard as surviving tenant by the entirety.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1500 Gartland 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **25th** day of **July, 2001**:

June H Mallard
June H. Mallard

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 JUNE H. MALLARD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 25th day of July, 2001.

Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN