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

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF October, 2001

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 5-17-03
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy M. Phillips (NAME)	ABN AMRO Mortgage Group, Inc. (NAME)	172-15A-42
805 Cobble Cove (ADDRESS)	2600 W. Big Beaver Rd (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Troy MI 48084 (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, Susan Gargus and husband, Shawn Molsberger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy M. Phillips

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. 108 on the Plan of Holt Woods, Section Four, of record in Plat Book 9700, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Susan Gargus and Shawn Molsberger by deed from Matthew Levinsky and JoAnne Millazzo Levinsky, tenants by the entirety with the right of survivorship, of record in Book 11607, page 458, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/30/01 11:23 2pgs
Fees:13.00 Taxes:518.00

20011030-0118156

unimproved ( )
This is improved (X) property, known as 805 Cobble Cove, 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 our hand s this 29th day of October, 2001

Susan Gargus
Susan Gargus

Shawn Molsberger
Shawn Molsberger

STATE OF ~~TENNESSEE~~ Georgia

COUNTY OF ~~DAVIDSON~~ Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Gargus and husband, Shawn Molsberger

the bargainor s, 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 at ~~Nashville~~ Marietta, GA, ~~Tennessee~~, this 29th day of October, 2001

Commission expires 12/14/03

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, Nanita H. Penland, a Notary Public within and for the State and County aforesaid, personally appeared Shawn C. Molsberger & Susan Gargus with whom I am personally acquainted 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 Bank of America on this the 26th day of October 2001.

My commission expires December 14, 2001

Notary Public

Georgia
Cobb county