WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/01 13:40 2pgs
Fees:13.00 Taxes:294.15

20011212-0137255

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Jennifer Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 2001

Notary Public

MY COMMISSION EXPIRES: 12/13/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Keaton (NAME)	America's Wholesale Lender (NAME)	MAP 072-09-0
1004 Burchwood Avenue (ADDRESS)	7105 Corporate Dr. PTX 195 (ADDRESS)	PARCEL 121.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Plano TX 75024 (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, David Royce Phillips and Betty Jean Phillips Davis and Richard E. Phillips and Joy P. Harris and Gayle P. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Keaton

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. 17 on the Map of Burchwood Place, as of record in Book 547, Page 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Eugene Phillips and wife, Mattie Mae Bass Phillips by Warranty Deed from W. G. Yarbrough and wife, Margaret V. Yarbrough of record in Book 1909, page 27, Register's Office for Davidson County, TN The said Mattie Mai Bass Phillips having died December 13, 1998, having predeceased Eugene Phillips, whom has since died testate, a resident of Davidson County, Tennessee, on November 3, 2000. By Last Will and Testatement of Eugene Phillips, deceased, the herein described property was devised to James Richard Phillips, David Royce Phillips and Bettie Jean Phillips Davis, by Will of record in Will Book 239, page 252, Circuit Court, Probate Division, for Davidson County, Tennessee. The said James Richard Phillips having since died, leaving as his only heirs at law, his children, Richard E. Phillips, Joy P. Harris and Gayle P. Sanders.

Joy P. Harris executed this Instrument as Attorney-in-Fact on behalf of Gayle P. Sanders pursuant to Power-of-Attorney of record by Instrument No. 20011212-0137254, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1004 Burchwood Avenue, Nashville, TN 37216
(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 6th day of December, 2001

David Royce Phillips

Richard E. Phillips

Betty Jean Phillips Davis

Joy P. Harris

Signature Continuation.....Page Two

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Royce Phillips and Betty Jean Phillips Davis and Richard E. Phillips and Joy P. Harris

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 ~~Goodlettsville~~ Hendersonville, Tennessee, this 6th day of December, 2001.

Commission expires 12/3/2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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 _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

Signature Continuation:

Gayle P. Sanders
Gayle P. Sanders

By: Joy P. Harris
Joy P. Harris, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 06th day of December, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared JOY P. HARRIS, to me known to be the person who executed the foregoing instrument on behalf of GAYLE P. SANDERS, and acknowledged that she executed the same as the free act and deed of the said GAYLE P. SANDERS.

Witness my hand and official seal at Hendersonville, Tennessee, this the 06th day of December, 2001.

Notary Public

My Commission Expires: 12/3/2004