Davidson County DEEDWARR
Recvd: 01/15/02 09:22 2pgs
Fees:13.00 Taxes:629.00

20020115-0005837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2002

Notary Public

MY COMMISSION EXPIRES: My Commission Expires OCT. 28, 2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Dillingham Phillips	Chase Manhattan Mortgage Corporation	Map: 95-16-11
(NAME) 307 Emery Drive	(NAME) 5409 Maryland Way, Ste 202	Parcel:
(ADDRESS) Nashville TN 37214	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, **PAUL M. DILLINGHAM AND WIFE, CATHERINE D. DILLINGHAM**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **CAROL DILLINGHAM PHILLIPS AND GREGORY A PHILLIPS WIFE AND HUSBAND**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1

Land in the 3rd Civil District of Davidson County, Tennessee, described partly from a survey for F. Miles Ezell of a 32 acre tract on the northerly side of Elm Hill Pike, made by Ralph W. C. Lambert, Surveyor, dated May 24, 1961, as follows:

Beginning at an iron pin set in the easterly line of Lot No. 25 on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for Davidson County, Tennessee, said point being 14 feet southerly from a concrete monument which is set near the northeast corner of said Lot No. 25; thence north 88 deg. 10' west, 200 feet to an iron pin; thence north 0 deg. 20' west, 158 feet to an iron pin; thence south 88 deg. 10' east 183 feet to a point in the easterly line of Lot No. 23 on the aforesaid plan of Lakeland; thence south 3 deg. 25' west, 142.2 feet to a point; thence south 49 deg. 38' west 11.3 feet to the aforesaid concrete monument set near the northeast corner of Lot No. 25; thence south 2 deg. 13' west along the easterly line of Lot No. 25, 14 feet to the point of beginning.

TRACT NO. 2

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Lakeland, according to the plat thereof, recorded in Book 2133, page 15, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot No. 24 fronts 113 feet on the easterly side of Emery Drive and runs back 223.8 feet on the northerly line and 226.4 feet on the southerly line to a dead line, measuring 113 feet thereon.

Being the same property conveyed to Paul M. Dillingham and wife, Catherine E. Dillingham by Warranty Deed of record in Book 4315, page 742, said Register's Office.

Easements of Record in Book 4316, page 362, and in Book 4896, page 50, Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown on the plan of Record in Book 2133, page 15, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 307 Emery Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hands this 14th day of January, 2002.

Paul M. Dillingham

Catherine D. Dillingham

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Paul M. Dillingham and Catherine D. Dillingham personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of January, 2002.

Notary Public

My Commission Expires: My Commission Expires OCT. 25, 2003

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087