Davidson County DEEDWARR
Recvd: 01/23/02 09:05 4pgs
Fees:22.00 Taxes:0.00
20020123-0008877

THIS INSTRUMENT PREPARED BY: Jeffrey Mobley GULLETT, SANFORD, ROBINSON & MARTIN, PLLC Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mary J. Phillips 3505 Echo Hill Road Nashville, TN 37215	Same	7DA-36560 117-10-2

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James E. Phillips, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Mary J. Phillips, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Mary J. Phillips, has bargained and sold, and by these presents does transfer and convey unto Mary J. Phillips, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. 2001 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15 day of JANUARY, 2002.

James E. Phillips

174287.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Phillips, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of January, 2002.

Notary Public

My Commission Expires: 5-26-02



EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being lot No. 10 of Block No. 6 on the Map of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said lot No. 10 fronts 209 feet on the westerly side of Echo Hill Road and runs back between lines 310 feet on the northerly line and 307.5 feet on the southerly line to the easterly line of lot No. 5 on which it measures 230 feet.

This conveyance is made subject to building setback line as shown on plan of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, and to easement and rights-of-way as set out in an instrument of record in Book 1049, page 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Phillips and wife, Mary J. Phillips, by deed from Howard O. Olson, a widower, of record in Book 4216, page 395, Register's Office for Davidson County, Tennessee.

This is improved property known as 3505 Echo Hill Road, Nashville, Tennessee 37215.