Davidson County DEEDWARR
Recvd: 02/04/02 15:47 4pgs
Fees:22.00 Taxes:0.00
20020204-0015372

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)(F).**

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mary Jo Phillips, Trustee 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, Mary Jo Phillips, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Jo Phillips, Trustee of The Mary Jo Phillips Living Trust, established by the Revocable Trust Agreement of Mary Jo Phillips**, dated September 19, 2001, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without joinder of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, 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 the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, 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 real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15 day of JANUARY, 2002.

Mary Jo Phillips

Mary Jo Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Jo Phillips, with whom I am personally acquainted, and who acknowledged that she 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: 5-24-02

174323.1

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 Mary Jo Phillips by deed from James E. Phillips for the purpose of terminating a tenancy by the entireties, of record in Instrument No. 20020123-0008877, Register's Office for Davidson County, Tennessee.

Mary Jo Phillips and Mary J. Phillips are one and the same person.

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