STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 128,000.00

Patricia Flavin Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

29th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES

D. TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 9-28-02

Davidson County DEEDWARR
Recvd: 02/13/02 12:50 2pgs
Fees:13.00 Taxes:473.60

20020213-0019181

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Patricia Flavin-Phillips, a married woman
(NAME)

466 Huntington Ridge Drive
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37214
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

1st Trust Bank for Savings
(NAME)

P.O. Box 17257
(STREET ADDRESS)

Memphis, TN 38187-0257
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
161-11-A-89

FOR AND IN 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, Charles R. Bone and Sacha ~~Angel~~ Engel Bone, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Flavin-Phillips and George J. Phillips, husband and wife, 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:

SEB

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, Page 9, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles R. Bone, unmarried, and Sacha Lynn Engel, unmarried, by Deed of record in Book 11606, page 997, Register's Office for Davidson County, Tennessee.

SEB CRB

Sacha Lynn Engel has since married Charles R. Bone and is now known as Sacha ~~Angel~~ Engel Bone. The said Sacha Lynn Engel, Sache Lynn Engel, Sacha L. Bone and Sacha Angel Bone are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 466 Huntington Ridge Drive, Nashville, TN 37214.

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. Whenever 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 my/our hand(s) this 29th day of January, 2002.

Charles R. Bone

Sacha Engel Bone

Sacha ~~Angel~~ Engel Bone

SEB CRB

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Charles R. Bone and Sacha ~~Angel~~ *Engel Bone, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of January, 2002.

Commission expires _____

_____
Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 9-28-02

*Engel

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of January, 2002.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of January, 2002.

My Commission Expires:_____ _____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282