Box 17

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2002. Notary Public MY COMMISSION EXPIRES: ~~01/26/05~~ 11/26/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Smith and Charlotte Smith	Pulte Mortgage Corporation	Map: 120-10-35
(NAME) 1252 School Lane	7475 South (NAME) Joliet Street	Parcel:
(ADDRESS) Nashville TN 37217	(ADDRESS) Englewood, CO 80112	
(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, DONALD E. PHILLIPS AND VIRGINIA R. PHILLIPS, HUSBAND AND WIFE, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto BILLY R SMITH AND CHARLOTTE SMITH, 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:

Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Seven Oaks Subdivision, Section 4, of record in Plat Book 2133, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald E. Phillips and Virginia R. Phillips, husband and wife, by Warranty Deed of record in Book 10183, page 308, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictions of record in Book 2087, page 183; and, any and all matters as shown on the plan of record in Plat Book 2133, page 105, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 1252 School Lane, Nashville, TN 37217
(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 28th day of March, 2002.

Donald E. Phillips

Virginia R. Phillips,

Davidson County DEEDWARR
Recvd: 04/02/02 08:00 2pgs
Fees:13.00 Taxes:512.45
20020402-0039424

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Donald E. Phillips and Virginia R. Phillips, husband and wife who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of March, 2002.

Notary Public

My Commission Expires: 1/24/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027