Return to:
L. S. BARRETT, P.C.
[illegible] South, Suite 200
[illegible], TN 3702[illegible]

PREPARED BY (AND ~~RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 04/09/02 14:17 2pgs
Fees:13.00 Taxes:610.50
20020409-0043637

W & I Ref: (GJ) Title No: 43014

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amy E. Phillips Mark L. Phillips 3041 Cody Hill Nashville, TN 37211	Bank of America 2059 Northlake Parkway Tucker, Georgia 30084

TAX MAP-PARCEL NUMBERS: 172-12-B-365

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rita Majnerich, unmaried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Amy E. Phillips and husband, Mark L. Phillips hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Bradford Hills Section Fourteen of record in Book 7900, page 6, amended in Book 7900, page 739, Register's Office for said County.

Said Lot No. 198 fronts 54.40 feet on the northeasterly margin of Cody Hill Road and extends back 142.81 feet on the broken northerly lines and 131.51 feet on the southeasterly line to a dead line in the rear, measuring 59.34 feet thereon.

Being the same property conveyed to Rita Majnerich, unmarried by deed from Richard C. Howe, Jr. and wife, Mary Frances Howe of record in Doc. No. 200003020020559, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 6, and amended in Book 7900, page 739, said Register's Office, which Plan shows a 20 foot minimum building setback line from Cody Hill Road, together with additional setback building designations, and 10 foot easement for utility and drainage purposes along the rear line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 9384, page 290, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3041 Cody Hill, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of December, 2001.

Rita Majnerich

State of Missouri
County of St. Louis

On this 5th day of December, 2001, before me the undersigned authority, personally appeared **Rita Majnerich**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: March 3, 2002

Rhonda A. Heimos
Notary

RHONDA A. HEIMOS
Notary Public - Notary Seal
State of Missouri
St. Louis County
My Commission Expires Mar 3, 2002

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $165,000.00

Affiant

Sworn and subscribed before me this 25th day of March, ~~2001~~ 2002

Notary Public

My Commission Expires: 3-27-2005

A. SCOTT HUDDLESTON
NOTARY PUBLIC

WIdoc: Deed Wty—12/92