BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This Instrument Prepared By:
Bankers Title & Escrow Corporation
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

ADDRESS NEW OWNER:
Edythe Phillips
2678 Old Matthews Road
Nashville, TN 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Nashville Area Habitat for Humanity, Inc.
533 Hagan Street
Nashville, TN 37203

MAP AND PARCEL:
MAP 60
GROUP 13
PARCEL 174

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE AREA HABITAT FOR HUMANITY, INC., a Tennessee nonprofit corporation**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **EDYTHE PHILLIPS**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Part of Lot No. 7, on the Plan of Matthews Square of record in Book 6250, page 337, 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 Nashville Area Habitat For Humanity, Inc. by deed from P.H.P. Ministries, Inc. of record in Book 11615, page 449, said Register's Office.

The subject property is improved property, known as 2678 Old Matthews Road, Nashville, TN 37207.

This conveyance is made subject to the following:

1. 2001 Metro property taxes, which have been assumed by Grantee.

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, her heirs and assigns, forever; and Grantor does covenant with the Grantee that Grantor 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 Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise. 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.

Davidson County DEEDWARR
Recvd: 06/14/02 13:46 2pgs
Fees:13.00 Taxes:257.15
20020614-0072623

WITNESS my hand this 26th day of January, 2001.

NASHVILLE AREA HABITAT FOR HUMANITY, INC.

By: Kelly J Bryant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 26th day of January, 2001.

Priscilla C Urbaner

NOTARY PUBLIC

My Commission Expires: March 27, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,500.00.

Affiant

Subscribed and sworn to before me, this 26th day of January, 2001.

Priscilla C Urbaner

NOTARY PUBLIC

My Commission expires: March 27, 2004