RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 25,000

Victor R. McGavock
Affiant

Davidson County DEEDWARR
Recvd: 07/05/02 15:16 2pgs
Fees:13.00 Taxes:92.50
20020705-0081346

Subscribed and Sworn to before me on this the 21 day of June, 2002.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
HARDEMAN & SCRUGGS
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Sent Tax Bills To	Map-Parcel Number(s)
Victor McGavock 1400 Jewell Street Nashville, Tennessee 37207	Same	Map 71-16 Parcel 129

For good and valuable consideration, receipt of which is hereby acknowledged, Vernon Phillips ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Victor McGavock ("Grantee") all of his interest in certain real estate (being a 50% undivided interest as tenant in common) located in Davidson County, Tennessee, described as follows:

Being the southerly parts of Lots Nos. 26, 27 and 28 on the map of T. I. Ward's Subdivision of Lots in Williams & Hayes Company's Belleview plan, as of record in Book 974, Page 48, Register's Office for said county.

Said parts of Lots front 70.4 feet on the westerly side of Jewell Street and run back 165.72 feet on the northerly side and 151.14 feet on the southerly line along the northerly margin of Crockett Street, to a dead line in the rear measuring76.5 feet.

Being the same property conveyed to Leroy McGavock and wife, Gladys Lee McGavock by Deed of record in Book 4379, Page 27, Register's Office for Davidson County, Tennessee. Leroy McGavock died vesting title in Gladys Lee McGavock. Gladys Lee McGavock married Vernon Phillips and is now known as Gladys Lee McGavock Phillips. Gladys Lee McGavock Phillips transferred a life estate in said property to Vernon Phillips, with remainder in Gladys Lee McGavock Phillips by Deed of record in Book 7017, Page 338, Register's Office for Davidson County, Tennessee. Gladys Lee McGavock Phillips has since died, intestate leaving Vernon Phillips and Victor McGavock as her heirs at law as reflected on Affidavit of Heirship of record in Instrument Number 20001215-0123287, Davidson County Register's Office.

This is improved property known as 1400 Jewell Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, its successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantees, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 21 day of June, 2002.

GRANTOR:

Vernon Phillips

Vernon Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Vernon Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 21 day of June, 2002.

NOTARY PUBLIC

My Commission Expires:

