Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2020803

Davidson County DEEDWARR
Recvd: 08/20/02 09:53 3pgs
Fees:18.00 Taxes:2534.50
20020820-0100379

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Francis H. Phillips, an unmarried man** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Peter Elliott** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 14 day of August, 2002.

Francis H. Phillips by
Francis H. Phillips
April G. Nichols, Attorney-in-Fact April G. Nichols as Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named April G. Nichols, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Francis H. Phillips for the purposes therein contained, by signing the name of Francis H. Phillips by herself as Attorney-in-Fact.

WITNESS my hand and official seal, this 14 day of August, 2002

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $685,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14 day of August, 2002.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE

MAP AND PARCEL NUMBERS: 104-09-76.00

ADDRESS NEW OWNER:
3629 Central Avenue
Nashville, TN 37205

SEND TAX BILLS TO THE SAME ADDRESS

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being the westerly 50 feet of Lot No.152 on the Plan of the Richland Realty Company's second Subdivision, Division "B", of record in Book 332, page 92, said Register's Office. Said part of lot 152 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines, with the easterly margin of Craighead Street, 192 1/2 feet to an alley.

Being the same property conveyed to Francis H. Phillips from Earl C. Williams and spouse, Billie Leona Williams by Warranty Deed dated January 5, 2001 and recorded January 10, 2001 in Instrument No. 200101100003003, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 332, page 92, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).