WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/02 13:58 3pgs
Fees:18.00 Taxes:462.50

20021001-0119136

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDIWE Y. PHIPPS (NAME)	Advantage Investors Mortgage (NAME)	MAP 049
3449 Knight Drive (ADDRESS)	4405 Beltwood Parkway North (ADDRESS)	PARCEL 251
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Dallas, TX 75244 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LISA GAY BARBER AND HUSBAND, GARY BARBER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDIWE Y. PHIPPS AND WIFE, CHARLES PHIPPS III

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tracts or parcels of land situated in the 12th Civil District, formerly the 21st Civil District, of Davidson County, Tennessee, and more particularly described as follows:

TRACT NO. 1:
A certain tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, and being a part of the original B. F. and Maggie Sanders land as of record in Book 379, page 602, and Book 389, page 496, Register's Office for Davidson County, Tennessee, at Nashville. Said tract of land is composed of Lots Nos. 1 and 2 as shown on unrecorded survey by W.B. Omohundro, Surveyor, dated October 28th, 1939, and an additional tract of land adjoining said lots on the easterly line and described by unrecorded survey by Richard B. Omohundro, Surveyor, dated March 18th, 1961, and more particularly describes by metes and bounds as follows:

Beginning at a spike in the center of Knight Road (Old Ewing Road) said point being the original northwest corner of the B. F. and Maggie Sanders lands, and running thence South 87 degrees 30' East with the Freeman-Sanders property line 285 feet to an iron pin; thence South 4 degrees 45' West 97.5 feet more or less to an iron pin; thence North 87 degrees 30' West 285 feet to a spike in the center of Knight Road (Old Ewing Road); thence with the center of Knight Road (Old Ewing Road) North 4 degrees 45' East 100 feet to the point of beginning.

TRACT NO. 2:
Lying in the 12th, formerly the 21st Civil District of Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 3449 Knight Drive, Whites Creek, TN 37189
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand S this 30th day of September, 2002

Lisa Gay Barber
LISA GAY BARBER

Gary Barber
GARY BARBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LISA GAY BARBER AND HUSBAND, GARY BARBER

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of September, 2002.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Tennessee, described as follows:

Beginning at a point in the South margin of a private road, 285 feet East of the center line of Knight Road (formerly Ewing Road), said point being the northeast corner of land conveyed to Roy H. Petty by deed from Maggie Sanders, of record in Book 3218, page 451, Register's Office for Davidson County, Tennessee, running thence southwardly 97.5 feet to a point, said point being the southeast corner of said land conveyed to Roy H. Petty, thence eastwardly 148 feet to a point, thence westwardly with the South margin of said road 148 feet to the beginning.

BEING the same property conveyed to Lisa Gay Barber by Warranty Deed from Roy H. Petty of record in Book 11319, page 512, Register's Office for Davidson County, TN.

Gary Barber joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.