Davidson County DEEDWARR
Recvd: 11/07/02 08:39 3pgs
Fees:17.00 Taxes:0.00
20021107-0137009

Return To:

NEW PURCHASER
SEND TAX BILLS TO:
JEFFREY DEAN PHILLIPS
2510 WOODLAWN DRIVE
NASHVILLE, TN 37212

THIS INSTRUMENT PREPARED BY
HARSH, PARKS & HARSH
LAW OFFICES
GALLATIN, TENNESSEE
37066

TAX MAP 104.15, GROUP _____, PARCEL 395

DEED TO CREATE A TENANCY BY THE ENTIRETY

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and the love and affection which I have for my WIFE, NORRIS B. PHILLIPS, the Grantee herein, I, JEFFREY DEAN PHILLIPS, also known of record as JEFFERY DEAN PHILLIPS, have this day bargained and sold and by these presents do hereby transfer and convey unto the said NORRIS B. PHILLIPS, such and sufficient interest in and to the within described parcel of land so as, and for the purpose of, creating a tenancy by the entirety in my wife, NORRIS B. PHILLIPS, and me, JEFFREY DEAN PHILLIPS, in said property which is more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING LOT NO. 44 on the Plan of BELAIR, of record in Book 332, Page 6, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jeffrey Dean Phillips by deed of record in Book 8622, Page 7, in the Register's Office of Davidson County, Tennessee, dated April 28, 1992, from William Richard Sneed and wife, Nancy C. Sneed.

TO HAVE AND TO HOLD such and sufficient interest in the above described parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto my wife, NORRIS B. PHILLIPS, for the purpose of creating a tenancy by the entirety in to have and to hold in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said interest in said parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, restrictions of record, if any, encumbrances of record and 2002 real estate taxes.

I FURTHER COVENANT with the said NORRIS B. PHILLIPS, and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said interest in and to said parcel of land, unto the said NORRIS B. PHILLIPS for the purpose of creating a tenancy by the entirety as aforesaid against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

WITNESS my hand this the 31st day of ~~November~~ October, 2002.

JEFFREY DEAN PHILLIPS
Aka JEFFERY DEAN PHILLIPS

STATE OF North Carolina
COUNTY OF Durham

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY DEAN PHILLIPS, the bargainor, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, _____ this the 31st day of ~~November~~ October (Nunc), 2002.

_____
NOTARY PUBLIC

MARTY S. McCONCHIE NOTARY PUBLIC DURHAM COUNTY, NC

MY COMMISSION EXPIRES: 4/10/06

O A T H

STATE OF North Carolina
COUNTY OF Durham

I HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $to create a tenancy by the entirety, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT - NORRIS B. PHILLIPS

SUBSCRIBED and sworn to before me,
this the 31st day of ~~November~~ October (Nunc), 2002.

_____
NOTARY PUBLIC

MARTY S. McCONCHIE NOTARY PUBLIC DURHAM COUNTY, NC

MY COMMISSION EXPIRES: 4/10/06