Dav. Co. File Box 14-A
jtc file no. 15624-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/02 09:37 2pgs
Fees:13.00 Taxes:575.35

20021126-0146382

G-PGM-02-0418

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF November, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/30/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorre R. Fleming	To Be Determined NEW OWNER	
418 Lakehurst Drive	(NAME)	83-10-102
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT PHILLIPS AND JODI PHILLIPS, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LORRE R. FLEMING, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 110, 111 and 112 on the Plan of McEwen Place as of record in Book 332, Page 113, Register's Office for Davidson County, Tennessee.

Said Lots 110, 111 and 112 front together 90' along the westerly side of Lakehurst Drive and extend back 128' along the northerly and southerly side lines to a rear line measuring 98' thereof.

Being the same property conveyed to Jody R. Phillips and husband, Scott Phillips by Deed dated October 4, 1999 and filed for record on October 6, 1999 in Book 11692, Page 552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 635, Page 715, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 418 Lakehurst Drive, Nashville, Tennessee 37206
(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 my/our hand(s) this 22nd day of November, 2002.

Scott Phillips

Jody Phillips

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Scott Phillips and Jodi Phillips personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

[redacted]:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903