Realty
454

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $136,500.00

Affiant

Subscribed and sworn to before me, this 27th day of November, 2002.

Notary Public
My commission expires: 05/30/04

Davidson County DEEDWARR
Recvd: 12/03/02 11:02 2pgs
Fees:13.00 Taxes:505.05
20021203-0148599

Address of New Owner:	Send Tax Bills to:	Tax Information
Perry K. Phillips 108 Colony Pointe East Nashville, TN 37217	Franklin Financial Mortgage 110 3RD AVENUE NORTH FRANKLIN, TN 37064	136-07-0-170.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Remzi A. Duygu and wife, Zehra Duygu**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Perry K. Phillips and wife, Gail M. Phillips**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Priest Lake Park, SECTION 5 of record in Book 4460, Page 174, Register's Office for said County.

Said Lot 353 fronts 61.89 feet on the easterly margin of Colony Point Ease cul-de-sac and extends back 116.15 feet on the northerly line and 105.09 feet on the southerly line, to a line on the rear which is a broken line, on which it measures 208.94 feet.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Colony Pointe East, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of November, 2002.

Remzi A. Duygu

Zehra Duygu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Remzi A. Duygu and Zehra Duygu, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 27th day of November, 2002.

Catherine L Cass

Notary Public

My Commission expires 05/30/04