RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of **February, 2003, by and between MELISSA TAWANA PHILIP, AN UNMARRIED WOMAN, hereinafter called Grantor, and NANCY S. SUTTON, A MARRIED WOMAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MELISSA TAWANA PHILIP, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto NANCY S. SUTTON, A MARRIED WOMAN, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1317 STRATFORD AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Melissa Tawana Philip

MELISSA TAWANA PHILIP
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/19/03 12:29 3pgs
Fees:18.00 Taxes:388.50

20030219-0021644

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MELISSA TAWANA PHILIP, AN UNMARRIED WOMAN, the within named bargainors, 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, at office, this **14th** day of February, 2003.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

NANCY S. SUTTON, A MARRIED WOMAN

3726 CEDARWOOD DRIVE
NASHVILLE, TN 37216

Property Address:

1317 STRATFORD AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-3, PARCEL 15

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$105,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **February, 2003.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

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

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 257 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said one-half of Lot No. 257 fronts 50 feet on the northerly margin of Stratford Avenue and extends back between lines, 273 feet, more or less on the westerly line and 256.7 feet on the easterly line to a dead line at the rear measuring 52.7 feet thereon.

Being the the same property conveyed to MELISSA TAWANA PHILIP, AN UNMARRIED WOMAN, A MARRIED WOMAN, by Warranty Deed from R. BRIAN OLDHAM & B. NICOLE OLDHAM, of record in INSTRUMENT NO. 20010402-0031583, Register's Office for DAVIDSON County, Tennessee. Melissa Tawana Philip was subsequently divorced from Murray John Philip by decree of the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 01D-1905. Thereafter, Murray John Philip conveyed all of his right, title and interest in and to said property which he had by virtue of the marriage to Melissa Tawanna Philip, by quitclaim deed of record in Instrument No. 2011102-0119937, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 72-3, PARCEL 15).
2. All matters as set forth on the Plan of Inglewood Place, of record in Plat Book 332, page 101, said Register's Office.