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 **5th** day of **March, 2003, by and between RODNEY ALLAN BOEHM and MARSHA RUTH BOEHM, HUSBAND AND WIFE, hereinafter called Grantors, and JONATHAN S. PHILLIPS, UNMARRIED, 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, RODNEY ALLAN BOEHM and MARSHA RUTH BOEHM, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JONATHAN S. PHILLIPS, UNMARRIED, hereinafter referred to as Grantee, his 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 Grantors 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 1241 PLYMOUTH AVENUE, NASHVILLE, TN 37216.

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

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

RODNEY ALLAN BOEHM
Signature of Seller

Marsha Ruth Boehm
MARSHA RUTH BOEHM
Signature of Seller

Davidson County DEEDWARR
Recvd: 03/07/03 14:05 3pgs
Fees:18.00 Taxes:469.90

20030307-0030517

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RODNEY ALLAN BOEHM and MARSHA RUTH BOEHM, HUSBAND AND WIFE, 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 **5th** day of March, 2003.

Notary Public

DENISE C. ELLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JONATHAN S. PHILLIPS, UNMARRIED

1241 PLYMOUTH AVENUE
NASHVILLE, TN 37216

Property Address:

1241 PLYMOUTH AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

1ST TRUST BANK FOR SAVINGS
6525 Quail Hollow, Suite 300
Memphis, TN 38120

Map & Parcel #: MAP 61-12, PARCEL 52

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 **$127,000.00** 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

JAMES L. DUREE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Sworn to and subscribed before me, a Notary Public, this **5th** day of **March, 2003.**

Notary Public

My Commission Expires: My Comm. Expires 11/10/06

RETURN TO:

EXHIBIT 'A'

Being Lot No. 31 and a portion of Lot No. 32, on the map showing the re-subdivision of certain lots in Eastdale Place, as of record in Book 974, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 60 feet on the northerly side of Plymouth Avenue and runs back between parallel lines 180 feet to a dead line.
The portion of Lot No. 32 is described as the east 15 feet of Lot No. 32 on the map showing the re-subdivision of certain lots in Eastdale Place, as of record in Book 974, page 22, Register's Office for said County.

Being the same property conveyed to RODNEY ALLAN BOEHM and MARSHA RUTH BOEHM, HUSBAND AND WIFE,by Warranty Deed from MARY JANE PAGE, WIDOW, of record in INSTRUMENT NO. 20000801-0075648, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 61-12, PARCEL 52).

2. All matters as set forth on the Plan of Re-Subdivision of certain lots in Eastdale Place, of record in Plat Book 974, page 22, said Register's Office.

3. Easement for sanitary sewer and/or storm drainage, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4203, page 329, said Register's Office.