Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #03-1111

Davidson County DEEDWARR
Recvd: 03/24/03 15:55 2pgs
Fees:13.00 Taxes:212.75
20030324-0038922

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael E. Phipps**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cynthia L. Murphy, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 51-A, on the Plan of Zone Lot Division of Patio Villa, Section Five, Lots 49 and 50, a resubdivision of Lots 35 and 42, thru 50 and Patio Villa, Section Five, Lots 51 thru 53 of record in Plat book 5200, Page 633, and as amended in Book 6250, Page 451, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Phipps by deed of record in Instrument #20021217-0155597, Registers office for said County.

Michael E. Phipps states that the subject property has never been the residence of himself, his spouse, or their children.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3061 Casa Drive, Nashville TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of March, 2003

Michael E. Phipps

State of Tennessee)
County of Davidson)

On this 20th day of March, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael E. Phipps, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/2006

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 57,500.00.

Affiant

Sworn and subscribed before me on this the 20th day of March, 2003.

Notary Public

My Commission Expires: 3/25/2006

NEW OWNER:
Cynthia L. Murphy
3061 Casa Drive
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
Home Financial Group, LLC
Three Maryland Farms Suite 155
Brentwood, TN 37027

TAX MAP-PARCEL #:
108-3-69