Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 03-0004-60788

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 124,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2003.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
James Allen Crawford, III 577 Hogan Branch Road Hendersonville, TN 37075	New Owner	034-01-0 072.00

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, Stuart John Phillips and wife, Aldona Phillips, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Allen Crawford, III and wife, Nancy C. Crawford, 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 Lots Nos. 62, 63, 64 and the west one-half of Lot No. 65, on the Plan of the Subdivision of Parts of Blocks L and M, of Dupont City, as of record in Book 421, Page 125, Register's Office for Davidson County, Tennessee, described as follows: Said Lots No. 62, 63, and 64, and the west one-half of Lot No. 65 adjoin and front together 87 1/2 feet on the southerly side of Glancy Street, and run back 167.5 feet on the westerly line of Lot No. 62, and 170 feet more or less on the easterly line of the westerly one-half of Lot 65, to an alley in the rear on which they measure 87 1/2 feet thereon.

Being the same property conveyed to Stuart John Phillips and wife, Aldona Phillips by deed from Ruby Mai Ferguson, a widow, of record in Book 11119, Page 425, Register's Office for Davidson County, Tennessee.

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 is not the principal residence of the grantor.

This property is improved property known as 114 Glancy Street, Goodlettsville, Tennessee 37072.

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.

Davidson County DEEDWARR
Recvd: 04/23/03 18:54 2pgs
Fees:13.00 Taxes:458.80
20030423-0054823

WITNESS my hand this 17th day of April, 2003.

Stuart John Phillips

Aldona Phillips

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stuart John Phillips and Aldona Phillips, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 17th day of April, 2003.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

