BOX 2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) My Commission Expires April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 05/06/03 09:54 2pgs
Fees:13.00 Taxes:666.00

20030506-0059933

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Mast	Countrywide Home Loans, Inc.	187-59.00
(NAME) 746 Battle Road	(NAME) 4500 Park Granada	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Calabasas, Ca. 91302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John R. Phillips , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Mast and Wife, Teri S. Mast , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Tract No. 3 of the Bonds Property, described according to a survey mad July 13, 1977, by McConnell Engineering of Nashville, Tennessee, as follows:

Beginning at a point lying in the center of Battle Road; thence leaving said Battle Road N. 08 deg. 15' 13" W, for 1103.61 feet to an iron pipe; thence N 69 deg. 20' 39" E, for 240.00 feet to an iron pipe; thence S 04 deg. 12' 32" E. 1906.04 feet to a point lying in the center of the aforementioned Battle Road; thence with the center of said Battle Road S. 89 deg. 20' 39" W. for 162 feet to the point of beginning, containing 5.01 acres more or less.

Being the same property conveyed to John R. Phillips by deed from John R. Phillips and wife, Laurie Miles Phillips of record in Inst. No. 200003060022693, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 746 Battle Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this.

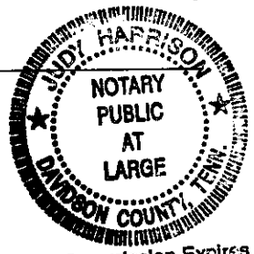
John R. Phillips

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John R. Phillips the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of April, 2003

My Commission Expires:



My Commission Expires
October 25, 2003

Notary Public

File Number2303716
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027