Davidson County DEEDWARR
Recvd: 05/06/03 14:46 2pgs
Fees:13.00 Taxes:592.00
20030506-0060422

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 30th day of April, 2003.

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Karen Phillips
1415 Stratton Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 83-5, Parcel 395

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pamela S. Grooms, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Karen Phillips,** hereinafter referred to as Grantees, their heirs 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 part of Lot No. 8, on the Map of Subdivision of G. F. Ordway Home Place, of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Stratton Avenue 200.0 feet from the westerly margin of Fifteenth Street, being George R. Gillespie's southwest corner; thence with his westerly line, northerly 172.0 feet, more or less, to the southerly margin of an alley; thence with said alley, westerly 45.5 feet; thence southerly 173.0 feet, more or less, to the northerly margin of said Avenue; thence with the northerly margin of said Avenue easterly 45.7 feet to the beginning.

Being the same property conveyed to Pamela S. Grooms, by Warranty Deed from Warren Nelson Connor and wife, Anita Diane Conner, of record in Book 7707, page 232, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.

County taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1415 Stratton Avenue, Nashville, Tennessee 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 30th day of April, 2003.

Pamela S. Grooms

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 Pamela S. Grooms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2003.

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

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