This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Christopher C. Phillips
6608 Christiansted Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

MAP	**172-10**
GROUP	**B**
PARCEL	**100**

Davidson County DEEDWARR
Recvd: 05/13/03 10:33 2pgs
Fees:13.00 Taxes:1032.87
20030513-0064047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Windsor Homes, Inc.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Christopher C. Phillips and wife, Erin L. Phillips**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 100 of Christiansted Valley Subdivision, Phase 1, Revision 1, of record in Plat Book 20010209-0012852, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being a part of the same property conveyed to Windsor Homes, Inc. by deed from Regent Development, LLC of record in Instrument no. 20020311-0030024, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 6608 Christiansted Lane, Nashville, Tennessee 37211.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 6th day of May, 2003.

Windsor Homes, Inc.

By: _____
Patrick E. McAlister, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Patrick E. McAlister** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Windsor Homes, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 6th day of May, 2003.

_____
~~Thomas I. Botteroff~~
NOTARY PUBLIC

My Commission Expires: ~~1/29/2006~~ 8-14-05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $279,153.00.

_____
AFFIANT

Subscribed and sworn to before me on this _____ day of May, 2003.

_____
NOTARY PUBLIC

My Commission Expires: _____