Realtz
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Emter Dunn
Affiant

Subscribed and sworn to before me, this 30th day of May, 2003.

Catherine R. Vass
Notary Public
My commission expires: 05/30/04

Davidson County DEEDWARR
Recvd: 06/06/03 15:21 2pgs
Fees:13.00 Taxes:425.50
20030606-0078608

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Omran Chalkey	1st Trust Bank for Savings	148-05-056.00
206 Willow Lane	P.O. Box 17257	
Nashville, TN 37211	Memphis, TN 38187-0257	

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, **James D. Phillips, Jr. and wife, Margaret K. Phillips**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Omran Chalkey**, 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 Lot No. 18 on the Plan of Hillbrook, Section 2, of record in Book ~~8300~~ 3388, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James D. Phillips, Jr. and wife, Margaret K. Phillips by deed from Ted R. Mitchell and wife, Amy M. Mitchell of record in Book 10076, Page 350, 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 property is improved property known as 206 Willow Lane, Nashville, TN 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, 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.

WITNESS my hand this 30th day of May, 2003.

James D. Phillips, Jr.

Margaret K. Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Phillips, Jr. and Margaret K. Phillips, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 30th day of May, 2003

Notary Public

My Commission expires 05/30/04

