27A
1 of 2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Ramona Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 4-26-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramona Phillips (NAME)	American Mortgage Network, Inc. (NAME)	113/1
8460 Old Charlotte Pike (ADDRESS)	11625 Rainwater Dr.,B-500,Ste650 (ADDRESS)	
Pegram, Tennessee 37143 (CITY) (STATE) (ZIP)	Alpharetta, GA 30004 (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, David R. Crowell and wife, Brenda K. Crowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramona Phillips, an unmarried woman

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:

A tract of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of Old Charlotte Road at the southwest corner of the property conveyed to Luckie Phillips by deed from Mattie Troxel, of record in Book 898, page 492, Register's Office for said County; thence with Phillips' westerly line, northwardly 745 feet; thence north 48 degrees east 210 feet to Phillips' northeast corner; thence north 2 1/2 degrees east 1136 1/2 feet, more or less, to a beech, and old corner; thence north 87 1/2 degrees west 1270.5 feet, more or less, to the northeast corner of the property conveyed to John C. Hendrickson and wife, by deed from Mrs. Mattie Troxel, of record in Book 932, page 133, said Register's Office; thence with Hendrickson's easterly line, south 2 1/2 degrees west 1881 1/2 feet and South 13 1/2 feet and South 13 1/2 degrees West 412 1/2 feet, more or less, to the center of Old Charlotte Road, being Hendrickson's Southeast corner; thence with the center of said road, North 71 degrees east 115 1/2 feet, more or less, North 78 degrees East 577 1/2 feet, North 87 degrees East 264 feet, North 75 degrees East 231 feet and North 48 degrees east 21 feet to the beginning, containing 59 3/4 acres, more or less.

Subject to any and all existing restrictions and easements of record.

Being the same property conveyed to David R. Crowell and wife, Brenda K. Crowell by Deed of record in Book 9366, Page 998, as corrected in Book 10854, page 186, Register's Office for Davidson County, Tennessee.

SEE ATTACHED LEGAL DESCRIPTION
SCHEDULE "A"

Davidson County DEEDWARR
Recvd: 06/11/03 08:04 3pgs
Fees:18.00 Taxes:795.50

20030611-0080387

unimproved ( )
This is improved (X) property, known as 8460 Old Charlotte Pike, Pegram, Tennessee 37143
(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 our hand this 30th day of May, 2003

David R. Crowell

David R. Crowell

Brenda K. Crowell

Brenda K. Crowell

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 David R. Crowell and wife, Brenda K. Crowell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of May, 2003.

Commission expires 4-26-05

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

SCHEDULE "A"

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Commencing at an iron rod situated in the northerly margin of Old Charlotte Pike, said point being the southwest corner of the Jeffery K. and Susan J. Curtis property of record in Book 11646, page 968, Register's Office for Davidson County, Tennessee.

Thence, along said road, South 61 deg 48 min 08 sec West, a distance of 47.46 feet to an iron rod;

Thence, along said road, South 74 deg 11 min 41 sec West, a distance of 102.30 feet to an iron rod;

Thence, along said road, South 86 deg 00 min 14 sec West, a distance of 116.44 feet to an iron rod;

Thence, North 88 deg 19 min 25 sec West, a distance of 129.00 feet to the point of beginning of the herein described tract of land;

Thence, along said road, North 88 deg 19 min 25 sec West, a distance of 97.27 feet to an iron rod;

Thence, leaving said road, North 83 deg 13 min 26 sec West, a distance of 187.62 feet to an iron rod;

Thence, leaving said road, North 01 deg 50 min 46 sec West, a distance of 133.76 feet to a 15 feet Hickory Tree;

Thence, North 00 deg 26 min 22 West, a distance of 108.20 feet to an iron rod;

Thence, North 27 deg 09 min 07 sec East, a distance of 94.36 feet to an iron rod;

Thence, North 00 deg 53 min 11 sec West, a distance of 90.14 feet to an iron rod;

Thence, North 03 deg 08 min 18 sec West, a distance of 81.86 feet to an iron rod;

Thence, along a curve to the right having a central angle of 85 deg 08 min 44 sec, a radius of 162.96 feet, a tangent of 149.71 feet, a length of 2421.17 feet, and having a chord which bears North 39 deg 26 min 06 sec East, a distance of 220.49 feet to an iron rod;

Thence, North 82 deg 00 min 30 sec East, a distance of 236.87 feet to an iron rod;

Thence, South 09 deg 37 min 56 sec West, a distance of 735.21 feet to the point of beginning and containing 220,415,554 square feet, or 5.60 acres of land more or less.

Being a portion of the same property conveyed to David R. Crowell and wife, Brenda K. Crowell by Deed of record in Book 9366, Page 998, as corrected in Book 10854, page 186, Register's Office for Davidson County, Tennessee.

Subject to any and all restrictions and easements of record.