This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030229

Davidson County DEEDWARR
Recvd: 07/07/03 15:52 2pgs
Fees:13.00 Taxes:320.05
20030707-0093199

Send Tax Bills To:
Concorde Acceptance Corp
7929 Brookriver Drive # 500
Dallas, TX 75247

New Owner is:
2238 Stratford Avenue
Nashville, TN 37216

MAP: 72-8
PARCEL: 128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Judy Nell Reed**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Traci M. Phillips, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 82, on the Map of Dalewood, Section L, as shown on plat of record in Plat Book* 1424 page 108, in the Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Judy Nell Reed by Quitclaim Deed from Marvin (Marty) T. Reed dated May 18, 2001, recorded July 12, 2001, in Instrument no. 20010712-0074226, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of June, 2003.

GRANTOR:

Judy Nell Reed

Judy Nell Reed

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Judy Nell Reed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20 day of June, 2003.

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Notary Public

My Commission Expires: 5.22.04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $86,500.00.

Ruth Campbell

~~Affiant~~

SWORN TO and subscribed before me this 27th day of June, 2003.

RICHARD MA... NOTARY PUBLIC ... LARGE ... My Commission Expires MAY 30, 2007

NOTARY PUBLIC

My commission expires: