Davidson County DEEDWARR
Recvd: 07/11/03 15:36 2pgs
Fees:13.00 Taxes:262.70

20030711-0096697

Prepared by:
Realty Title & Escrow Company, LLC
383 Johnny Cash Parkway, Suite
Hendersonville, TN 37075
File No. 05-0305-80921

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 71,000.00.

Robin M. Sawyer
Affiant

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

Angela A. Ramsey
Notary Public: Angela A. Ramsey
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephanie L. Phillips	1st Trust Bank For Savings	086-14-0-A-248.00
248 Thistle Lane	P.O. Box 17257	
Hermitage, TN 37076	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, Robin M. Sawyer, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephanie L. Phillips, 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, Tennessee, being Lot No. 248, on the plan of Hermitage Meadows Subdivision, Stage Three, of record in Plat Book 6250, Page 300, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robin M. Sawyer, unmarried, by deed from Margaret S. Marshall, unmarried, of record in Book 10700, Page 803, 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 248 Thistle Lane, Hermitage, TN 37076

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 June, 2003.

Robin M. Sawyer
Robin M. Sawyer

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robin M. Sawyer, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tn, this 30th day of June, 2003.

Angela A. Ramsey
Notary Public

My Commission expires: 5/28/2006



My Commission Expires MAY 28, 2006