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

ADDRESS NEW OWNER:
**Myer Phillips**
**3921 Lakeridge Run**
**Nashville, TN 37214**

SEND TAX BILL TO:
**Mortgagee**

MAP **109-1**
GROUP **A**
PARCEL **31**

MORTGAGEE:
**Union Planters Bank, National Association**
**401 Union Street**
**Nashville, TN 37219**

# 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, **Lucille G. Coughlen, Trustee of the Lucille G. Coughlen Revocable Trust dated November 30, 1998** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Myer Phillips and wife, Beverly A. Phillips**, 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:

> Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Phase Two, Lakeridge, of record in Plat Book 9700, page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Lucille G. Coughlen, Trustee of the Lucille G. Coughlen Revocable Trust by deed from Glen A. Riley and wife, Debi Riley formerly Debi Norfleet of record in Book 11278, Page 618, 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 3921 Lakeridge Run, Nashville, Tennessee 37214.

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 covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 07/28/03 15:53 2pgs
Fees:13.00 Taxes:675.25
20030728-0105364

WITNESS my hand this the 23rd day of July, 2003.

Lucille G. Coughlen

Lucille G. Coughlen, Trustee

Lucille G. Coughlen

Lucille G. Coughlen, individually

STATE OF TENNESSEE )
COUNTY OF )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lucille G. Coughlen, individually and as Trustee of the Lucille G. Coughlen Revocable Trust,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of July, 2003.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES SEPT. 27, 2005

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $182,500.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of July, 2003.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/06