Davidson County DEEDWARR
Recvd: 07/31/03 13:38 2pgs
Fees:13.00 Taxes:462.13
20030731-0108797

39-B

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

ADDRESS NEW OWNER:
Melinda Phillips
116 Westerly Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FT Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc.
P. O. Box 146
Memphis, TN 38101

MAP **142**
GROUP **7A**
PARCEL **116**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Helen Damiano and husband, Fred Damiano and Michele Damiano** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Melinda Phillips,** _____hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 116, in a Horizontal Property Regime as shown on the condominium site plan of Willow Pointe Condominiums Subdivision, of record in Plat Book 6772, page 293, 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 Helen Damiano and husband, Fred Damiano and Michele Damiano by deed from Jon F. Elder aka Jody F. Elder and wife, Virginia P. Elder aka Ginny B. Elder and Virginia B. Elder of record in Instrument no. 20000427-0041567, 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 116 Westerly Dr., Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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.

WITNESS our hands this the 10 day of July, 2003.

X Helen Damiano
Helen Damiano

X Fred Damiano
Fred Damiano

X Michele Damiano
Michele Damiano

STATE OF NEW JERSEY)
COUNTY OF BERGEN)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Helen Damiano and husband, Fred Damiano and Michele Damiano,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of July, 2003.

Carolyn J Centurione
NOTARY PUBLIC

CAROLYN J. CENTURIONE
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCT. 15, 2006

My Commission Expires:

STATE OF)
COUNTY OF)

The actual value or consideration, whichever is greater, for this transfer is ~~$124,000.00~~.

AFFIANT

Subscribed and sworn to before me on this 10 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 7-30-05