PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(GJ) Title No: 44979
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/29/03 15:06 2pgs
Fees:13.00 Taxes:949.05
20030829-0125986

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Julia I. Miller 5717 Traceside Drive Nashville, Tennessee 27221	Franklin Financial Mortgage, Inc. 206 East Main Street Franklin, Tennessee 37064

TAX MAP-PARCEL NUMBERS: 115-07-032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$256,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marcus Brian Phillips**, married hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julia I. Miller** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Brook Meade, Section One, of record in Book 2133, page 77, Register's Office for said County.

Said Lot No. 41 fronts 117.0 feet on the northerly margin of Davidson Road and extends back between parallel lines 356.0 feet to a dead line in the rear, measuring 117.0 feet thereon.

Being the same property conveyed to Marcus Brian Phillips and wife, Jennifer Day Phillips by deed from Billy F. Moore of record in Doc. No. 200005010043183, said Register's Office. The said Marcus Brian Phillips and Jennifer Day Phillips have since divorced. By Quitclaim Deed of record in Doc. No. 20020130-0012693 Register's Office for Davidson County, Tennessee. Jennifer Day Phillips conveyed her interest in subject property to Marcus Brian Phillips. Rachelle Phillips spouse of Marcus Brian Phillips, joins in this conveyance for the purpose of conveying any and all martial interest.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133 Page 77, said Register's Office, which Plan shows a 190 foot minimum building setback line from Davidson Road and a 10 foot easement for public utility purposes along the rear line(s) and a Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5291, page 669, said Register's Office..

This is improved property, known as: 612 Davidson Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ~~26th day of~~ August, 2003.

Marcus Brian Phillips

Rachelle Phillips

State of TENNESSEE
County of DAVIDSON

On this 26th day of August, 2003 , before me the undersigned authority, personally appeared Marcus Brian Phillips and Rachelle Phillips , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $256,500.00

Affiant

Sworn and subscribed before me this the 26th day of August, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004