Davidson County DEEDWARR
Recvd: 09/08/03 10:00 3pgs
Fees:18.00 Taxes:1794.50
20030908-0130588

This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Alexandra L. Cirimelli and husband, Gary C. Cirimelli 8722 Old Harding Road Nashville, Tennessee 37221	Union Planters Mortgage 215 Forrest Street Hattiesburg, MS 39401	178-00-0 035.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

AFFIANT

Sworn to and subscribed before me
this 29 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 05/02/07

BRENDA FRANKS HALE
COMMISSION EXP
Notary Public At Large
05-02-2005
WILLIAMSON COUNTY

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **A. WARREN PHILLIPS, a married person,** hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **ALEXANDRA L. CIRIMELLI and husband, GARY C. CIRIMELLI,** hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

MARY ELIZABETH STRAYHORN PHILLIPS, wife of A. Warren Phillips, III, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status, or otherwise.

This improved property is known as 8722 Old Harding Road, Nashville, Tennessee 37221.

WITNESS our hands this 29 day of August, 2003 in Franklin, Tennessee.

A. W. Phillips III

A. Warren Phillips, III

Mary Elizabeth Strayhorn Phillips

Mary Elizabeth Strayhorn Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, A. Warren Phillips, III and wife, Mary Elizabeth Strayhorn Phillips, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29 day of August, 2003, in Franklin, Tennessee.

BRENDA FRANKS HALE
NOTARY PUBLIC
COMMISSION EXP
Notary Public At Large
05-02-2005
WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 05/02/05

EXHIBIT "A"

A tract of land situated in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete highway monument found in the easterly right-of-way line of State Highway 96 at its intersection with the southerly line of that parcel of land conveyed to Donald W. Hite et ux. of record in Deed Book 6399, Page 926, Register's Office for Davidson County, Tennessee; Thence with the southerly line of said conveyance to Hite, S 85 degrees 49 minutes 41 seconds E, 110.39 feet to an iron pin set; Thence, with a common line of that parcel of land conveyed to Olivia Groves Cunningham of record in Deed Book 4150, Page 17, Register's Office for Davidson County, Tennessee, S 00 degrees 04 minutes 41 seconds E, 183.50 feet to an iron pin set; Thence, with a common line of said conveyance to Cunningham, S 81 degrees 25 minutes 13 seconds E, 322.72 feet to a P.K. nail set; Thence, with the center line of Old Harding Road, S 13 degrees 05 minutes 09 seconds W, 63.27 feet; Thence, with the center line of Old Harding Road, S 26 degrees 38 minutes 53 seconds W, 61.55 feet; Thence, with the center line of Old Harding Road S 33 degrees 12 minutes 07 seconds W, 312.56 feet; Thence, with the easterly right-of-way line of State Highway 96, N 35 degrees 15 minutes 00 seconds E, 20.00 feet to an iron pin set; Thence with said right-of-way, N 89 degrees 35 minutes 42 seconds W, 116.51 feet to a concrete monument found; Thence, with said right-of-way, N 07 degrees 26 minutes, 24 seconds W, 605.06 feet to the point of beginning, according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee.

Being the same property conveyed to A. Warren Phillips, III by deed from Crayton Robert Benson, III and spouse, Tina N. Benson, of record in Instrument No. 20000922-0094308, Register's Office for Davidson County, Tennessee.