Return to :
First Title and Escrow Company, Inc.
Box 9B
File number: 21775

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jimmy D. Faulkner and Mary Charlene Faulkner 2012 Otter Valley Lane Nashville, TN 37215	**Map-Parcel 145-09-0-002.00**	NEW OWNER

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **James W. Phillips, a married person**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Jimmy D. Faulkner and wife, Mary Charlene Faulkner** (collectively the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and paid at closing.

2. Matters on the plan of record in Book 2900, page 110 and 111, Register's Office for Davidson County, Tennessee.

This is improved unimproved property located **2012 Otter Valley Lane, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Davidson County DEEDWARR
Recvd: 10/03/03 13:09 3pgs
Fees:18.00 Taxes:943.50
20031003-0146470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**.

Affiant

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

Notary Public

My Commission Expires

G. GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Heather M. Phillips, wife of James W. Phillips, joins in the execution of this instrument for the express purpose of conveying to Grantee any and all interest she may have in the Property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30 day of September, 2003.

James W. Phillips

Heather M. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, James W. Phillips and Heather M. Phillips, with whom I am personally acquainted and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained .

WITNESS my hand, at office, this 30 day of September, 2003.

Carol A. Wilson
Notary Public
My Commission Expires:
7-24-06

CAROL A. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Otter Creek Hills of record in Book 2900, page 110 & 111, Register's Office for said County.

SAID Lot No. 25 fronts 122.0 feet on the easterly margin of Otter Valley Lane and extends back 338.0 feet on the northerwestery line and 382.0 feet on the southerly line to a dead line in the rear measuring 282.0 feet thereon.

BEING the same property conveyed to James W. Phillips by deed from James A. Campbell, unmarried, of record in Book 10330, page 744, said Register's Office.