THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 238,500.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2003

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 11/05/03 13:58 2pgs
Fees:13.00 Taxes:882.45
20031105-0162669

MITCHELL A. WATTS
Notary Public
Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
A. WARREN PHILLIPS, III 2802 Westmoreland Drive Nashville, Tennessee 37212	AMSOUTH BANK 2050 Parkway Office Circle Birmingham, Alabama 35244	MAP 104-11 PARCEL 222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED AND NO/100---------- ($ 238,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , MICHAEL J. McEVOY and wife, TRACEY K. McEVOY hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto A. WARREN PHILLIPS, III, MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southeasterly part of Lot No. 29 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place as of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 29 fronts 82.0 feet on the westerly margin of Westmoreland Drive and runs back 115.0 feet on the southeasterly line and 121.7 feet on the northerly line to a line in the rear which measures 40.7 feet thereon.

BEING the same property conveyed to Michael J. McEvoy and wife, Tracey K. McEvoy, by deed from F. Odell Pullen and wife, B.C. Hudson, of record as Instrument No. 20010802-0082328 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2802 Westmoreland Drive, Nashville, Tennessee 37212

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___, his heirs and assigns, forever.

GRANTOR s 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Co.'s S/D of Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of October, 2003.

Michael J. McEvoy
MICHAEL J. McEVOY

BY: Natalie Cothran
Natalie Cothran
Attorney in Fact

Tracey K McEvoy
TRACEY K. McEVOY

BY: Natalie Cothran
Natalie Cothran
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE COTHRAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL J. McEVOY and TRACEY K. McEVOY, and acknowledged that she executed the same as the free act and deed of the said MICHAEL J. McEVOY and TRACEY K. McEVOY.

WITNESS my hand and seal this 31st day of October, 2003.

MITCHELL A. WATTS NOTARY PUBLIC Sumner County, Tennessee

Notary Public

My Commission Expires: 10/12/05