WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/03 15:33 2pgs
Fees:13.00 Taxes:1461.50

20031212-0178577

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,000.00

Lena Christine Walsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2003

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Lee Walsh (NAME)	First Horizon Home Loan Corp (NAME)	104-12/229.00
1909 18th Avenue So. (ADDRESS)	2525 West End Avenue, Suite 400 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leslie Phillips and wife, Phyllis Sawyer Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin Lee Walsh and wife, Lena Christine Walsh

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 37 and the northerly 20 feet of Lot No. 38 in Christopher and Kirkman Addition to Nashville, a plan of which is of reord in Book 57, page 158, Register's Office for Davidson County, Tennessee.

Said southerly half of Lot No. 37 and the northerly 20 feet of Lot No. 38 front together 70 feet on the westerly side of 18th Avenue South, formerly Baxter Boulevard, and extends back between paralell lines 160 feet to an alley in the rear.

Being the same property conveyed to Leslie Phillips by deed from Anne Parks Johnson, single, of record in Book 5251, page 843, Register's Office for Davidson County, Tennessee. Subsequently Leslie Phillips having conveyed his interest to Leslie Phillips and wife, Phyllis Sawyer Phillips to establish a tenancy by the entirety by deed of record in Book 5375, page 19, said Register's Office.

This conveyance is subject to all covenants, conditions and restrictions of record

unimproved ( )
This is improved (X) property, known as 1909 18th Avenue So., Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever 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 hand S this 11th day of December, 2003

Leslie Phillips

Phyllis Sawyer Phillips

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 Leslie Phillips and wife, Phyllis Sawyer Phillips

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 2003.

Commission expires January 31, 2004

LESLIE CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public