This space for Register's Office:

Davidson County DEEDWARR
Recvd: 12/17/03 12:16 2pgs
Fees:13.00 Taxes:333.00
20031217-0179995

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
James Motley
108 Tasemen Ct.
Antioch, TN 37013

SEND TAX BILLS TO:
Irwin Mortgage Corporation
400 Interstate N Pkwy
Suite 580
Jacksonville, FL 32241-3550

Map & Parcel P/O 162-3 344

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Shelia A. Phillips, hereinafter called the **Grantors**, do hereby convey unto James Motley hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, State of Tennessee, Described as Follows to Wit:

Being Lot No. 123 on the Plan of Haywood Hills, Section 4, of record in Book 4675, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shelia A. Phillips on March 30, 1998 by Warranty Deed of record in Book 10866, Page 947, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 108 Tassman Ct., Antioch, TN 37013

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.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 28th day of October, 2003.

Sheila A. Phillps

State of Tennessee
County of Bedford

BEFORE ME, the undersigned authority, on this day personally appeared Chris Glover and Patricia Glover known to me to be the persons whose names are subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this _28th___ day of _October. 2003.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF Bedford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$78,000.00~~ $90,000.00

Affiant

Sworn and subscribed before me on 10-28-03

Notary Public

My Commission Expires: 2-20-05