REALTY TITLE 06
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $108,000.00

Frederick G. Lane
Affiant

Subscribed and sworn to before me, this 19th day of December, 2003.

Notary Public
My commission expires: 12/13/06

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Address of New Owner:	Send Tax Bills to:	Tax Information
Frederick G. Lane	New Century Mortgage	053-16-0-200.00
318 Pitts Avenue	3354 Perimeter Hill Dr.	
Old Hickory TN 37138	Nashville, TN 37211	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Toni Duty Phillips, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Frederick G. Lane, hereinafter called the Grantee, his successors 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 Lot No. 2 on the plan of Lois & Hallie Woodard Subdivision, Lakewood, Tennessee, of record in Book 8250, Page 328, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry K. Phillips and wife, Toni Duty Phillips by deed from J&M Homebuilders, Inc., dated 07/05/95, of record in Book 9733, Page 141. Terry K. Phillips and Toni Duty Phillips were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 990-3022. Jerry K. Phillips conveyed his interest in subject property to Toni Duty Phillips by quitclaim deed, of record in Instrument No. 200109060097006 dated 01/27/00, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 318 Pitts Avenue, Old Hickory, TN 37138

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, successors and assigns, forever. Grantor covenants with 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 does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

Davidson County DEEDWARR
Recvd: 12/30/03 10:46 2pgs
Fees:13.00 Taxes:399.60
20031230-0183681

WITNESS my hand this 23rd day of December 2003.

Toni Duty Phillips
Toni Duty Phillips

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Toni Duty Phillips, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 23rd day of December 2003.

Notary Public

My Commission expires 12/13/06

WILSON CO. TN * BRIAN LANCY PAYNE * NOTARY PUBLIC AT LARGE