| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 22147-12-2003**<br>9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $145,800.00<br>Affiant<br>Subscribed and sworn to before me this 29th day of December, 2003.<br>Notary Public<br>My Commission Expires: |

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>David A. Nilson<br>Debra E. Nilson<br>4711 Abbay Drive<br>Nashville, TN 37211 | **Send Tax Bills To:**<br>Realty Mortgage<br>215 Katherine Drive<br>Flowood, MS 39232 | **Tax Information:**<br><br>Map No.133-25-0<br>Parcel No. 017.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle Phillips, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David A. Nilson and wife, Debra E. Nilson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County, Tennessee*, more particularly described on Exhibit "A" hereto.

This is Improved property located at **4711 Abbay Drive, Nashville, TN, 37211**

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the ~~29th~~ 30th day of December, 2003.

Michelle Phillips by Jennifer Teeple Her Attorney-In-Fact

Michelle Phillips by Jennifer Teeple
Her Attorney-In-Fact

**STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:**

Before me, the undersigned, of the State and County aforesaid, personally appeared **JENNIFER TEEPLE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **MICHELLE PHILLIPS**, as her Attorney-In-Fact, as the free act and deed of the within named Principal.

Witness my hand, at office, this ~~29th~~ 30th day of December, 2003.

**Notary Public**

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 01/07/04 10:50 2pgs
Fees:13.00 Taxes:539.46

20040107-0002539

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Abbay Hall, Section I, as of record in Plat Book 2331, page 18, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michelle Phillips, an unmarried woman by deed dated August 14, 2001 from Phyliss M. Moody, an unmarried woman of record in Instrument No. 20010820-0089474, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) All matters appearing on the Plan of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.