Return to: First Title and Escrow Company, Inc
Box 9B
File #22154

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
I. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry Kurt Phillips	NEW OWNER	**Map 104-08-0**
(NAME)	(NAME)	**Parcel 164.00**
1612 19th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	,	
(CITY) (STATE) (ZIP)	(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, **Sisters Too, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kerry Kurt Phillips and wife, Linda D. Phillips,** 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 Lots 6 and 7 on the Plan of o. H. Shields Subdivision of Lot Nos. 44,55,57 and 59 in D.H. Hayes' Rokeby Addition, as of record in Book 161, page 158, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sisters Too, a Tennessee General Partnership by Trustee's Deed from Arnold M. Weiss, Trustee of record in Instrument No. 20021125-0145837, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) all matters appearing on the plan of record in Book 161, page 158, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1612 19th Avenue South, 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 my hand this 23rd day of December, 2003.

Sisters Too, a Tennessee General Partnership

By: Carol L. Solesby

Carol L. Solesby, Partner

By: Nancy L. Phillips

Nancy L. Phillips, Partner

Davidson County DEEDWARR
Recvd: 01/13/04 16:03 2pgs
Fees:13.00 Taxes:2460.50

20040113-0005536

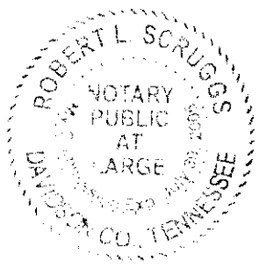
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Carol L. Solesby and Nancy L. Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partner of the within named bargainor, a general partnership, and that as such Partner (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by themselves as Partners.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of December, 2003.

Commission expires:



Robert L. Scruggs Notary Public