This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TN 37027

PLEASE RETURN ORIGINAL TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 100
FRANKLIN, TN 37067-4657

Davidson County DEEDWARR
Recvd: 01/16/04 08:46 2pgs
Fees:13.00 Taxes:299.70
20040116-0006577

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$81,000.00.** This amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda F. Hathaway
Affiant

Subscribed and sworn to before me this the 9 day of **JANUARY, 2004.**

Notary Public

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNERS:
ROY PHILLIPS AND WIFE, KAREN PHILLIPS	**SAME**	**SAME**
		PROPERTY ADDRESS: **1104 57TH AVENUE NORTH** **NASHVILLE, TN 37209**

MAP PARCEL NUMBER
91-6-162

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, RUSSELL H. HATHAWAY AND WIFE, LINDA F. HATHAWAY. ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto ROY PHILLIPS AND WIFE, KAREN PHILLIPS ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of West Park Addition No. 2 of record in Book 2330, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This being the same property conveyed to Russell H. Hathaway and wife, Linda F. Hathaway by Warranty Deed of Francis Roy Sandrell & wife, June M. Sandrell dated August 23, 1971 and recorded August 24, 1971 in Book 4531, Page 509, Regiser's Office for Davidson County, Tennessee.

This property is known as 1104 57TH AVENUE NORTH, NASHVILLE, TN 37209

This property is subject to all encumbrances, easements, restrictive covenants, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple

forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 9 **day of JANUARY, 2004.**

Russell H. Hathaway
RUSSELL H. HATHAWAY (GRANTOR)

Linda F. Hathaway
LINDA F. HATHAWAY (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUSSELL H. HATHAWAY AND WIFE, LINDA F. HATHAWAY,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9 **day of JANUARY, 2004**

Notary Public

My Commission Expires: 2/27/05

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005

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