48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $84,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2004.

Notary Public
My commission expires:

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

Davidson County DEEDWARR
Recvd: 02/04/04 08:34 2pgs
Fees:13.00 Taxes:310.80
20040204-0013318

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Shanah C. Phillips | CTX Mortgage Company | 162-1-B-25 |
| 442 Claircrest Drive | 801 9th Avenue North | |
| Antioch TN 37013 | St. Petersburg, FL 33702 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary W. Johnson and George W. Carlson IV, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shanah C. Phillips, hereinafter called the Grantees, their 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, Tennesee, being Lot No. 25 on the Plan of Clairmont Subdivision, Phase 2, of record in Book 6050, Page 323, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Gary W. Johnson and George W. Carlson IV by deed dated 10/28/03 of record in Instrument No. 20031030-0159718, as re-recorded in Instrument No. 20031105-0162655, Register's Office for Davidson County, Tennessee. Grantors herein make oath that the property described herein is non-owner occupied investment property not subject to claim of marital interest.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

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 442 Claircrest Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of January, 2004.

Gary W. Johnson

George W. Carlson, IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary W. Johnson and George W. Carlson, IV, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 30th day of January, 2004.

Notary Public

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005