RETURN TO SATURN AND MAZER
FILE BOX "7"
FILE NO.: SP39634

Davidson County DEEDWARR
Recvd: 02/11/04 15:35 13pgs
Fees:67.00 Taxes:0.00
20040211-0016713

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
205 POWELL PLACE, STE. 114
BRENTWOOD, TN 37027
01TN00112

RE-RECORD

WARRANTY DEED
THIS INSTRUMENT IS BEING RE-CORDED TO PROVIDE AN ACCURATE DERIVATION AND TO RECORD EXHIBITS AS MUNIMENTS OF TITLE.

Davidson County DEEDWARR
Recvd: 02/16/01 10:33 2pgs
Fees:11.00 Taxes:495.80
[redacted]
20010216-0014951

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 205 POWELL PLACE, STE 114, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Edmondson 1004 W. EASTLAND AVE NASHVILLE, TN 37206	SAME	082-08-0-383.00

FOR AND IN 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,

HEIRS AT LAW OF JAMES NEAL/ MARGIE MARIE PHILLIPS, JAMES NEAL PHILLIPS, JR., SHERRY LYNN DENTON & GARY LEE PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID E. EDMONDSON

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 Lot No. 3 of Block "F" on the plan of Eastwood Addition, as of record in Book 332, page 63, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southerly side of West Eastland Avenue, formerly Jackson Avenue and runs back between parallel line 211 feet to an alley.

Being the same property conveyed to James Neal Phillips, Married by Will ~~of record in Book 327, page 208, Register's Office for Davidson County, Tennessee~~. The said James Neal Phillips having since died. Said property now being vested IN the heirs at law of James Neal Phillips; Margie Marie Phillips, James Neal Phillips, Jr. Sherry Lynn Denton and Gary Lee Phillips.
(SEE ATTACHED EXHIBIT A FOR CORRECT DERIVATION)

Unimproved ( )
This is improved (X) property known as **1004 WEST EASTLAND AVENUE, NASHVILLE, TN 37206**
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 our hands this day of February, 2001

Margie Marie Phillips by James Neal Phillips, Jr, ATTY IN FACT
MARGIE MARIE PHILLIPS BY JAMES NEAL PHILLIPS, JR. ATTY. IN FACT

Margie Marie Phillips by Sherry Lynn Denton, Atty in Fact
MARGIE MARIE PHILLIPS BY SHERRY LYNN DENTON, ATTY. IN FACT

Margie Marie Phillips by Gary Lee Phillips Atty in Fact
MARGIE MARIE PHILLIPS BY GARY LEE PHILLIPS, ATTY. IN FACT

James Neal Phillips, Jr by Gary Lee Phillips Atty in fact
James Neal Phillips, Jr. by Gary Lee Phillips, Atty in Fact

Gary Lee Phillips

Sherry Lynn Denton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainors Gary Lee Phillips and Sherry Lynn Denton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February , 2001.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of February, 2001, before me personally appeared James Neal Phillips, Jr., Sherry Lynn Denton and Gary Lee Phillips to me known to be the persons who executed the foregoing instrument in behalf of Margie Marie Phillips as her Attorney in Fact, and acknowledged that they executed the same as the free act and deed of the said Margie Marie Phillips.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of February, 2001.

My commission expires:_____

_____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of February, 2001, before me personally appeared Gary Lee Phillips, to me known o the the person who executed the foregoing instrument in behalf of James Neal Phillips, Jr. as his Attorney I Fact, and acknowledged that he executed the same as the free act and deed of the said James Neal Phillips, Jr.,

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of February, 2001.

My Commission Expires: _____

_____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 25, 2003

EXHIBIT A

CORRECTIVE DERIVATION CLAUSE

BEING the same property conveyed to Hilda B. Phillips by deed from E. C. Payne, et al of record in Book 1639, page 412, Register's Office for Davidson County, Tennessee, the said Hilda B. Phillips having since died.

By Will in the Probate Court for Davidson County, Tennessee as Case Number 79073, dated the 13th day of November, 1986, Hilda Bell Phillips devised her entire residuary estate to her son, James Neal Phillips. (Copy of Order of Probate and Will attached hereto for reference)

On July 1, 2000, James Neal Phillips died leaving a Last Will and Testament which is not of probate, said Will conveying his entire estate including the subject property to Margie Marie Phillips, his wife. Said Will acknowledges that James Neal Phillips had three children: James Neal Phillips, Jr., Sherry Lynn Denton and Gary Lee Phillips (copy of death certificate and unprobated Will attached).

Margie Marie Phillips granted a Durable Power of Attorney to her three children, being the same children referenced in the unprobated Will of her husband, said Power of Attorney requiring all three children to act jointly, recorded as Instrument Number 20010216-0014949. James Neal Phillips, Jr., executed a Limited Power of Attorney allowing Gary Lee Phillips to sign on his behalf, of record as Instrument Number 20010216-0014950.

The Grantors herein, due to the unprobated Will, are all of the heirs at law of James Neal Phillips namely: Margie Marie Phillips, wife, James Neal Phillips, Jr., son, Sherry Lynn Denton, daughter, and Gary Lee Phillips, son. An Affidavit as to Heirs (copy is attached hereto) as a muniment to title.

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE:

ESTATE OF HILDA BELL PHILLIPS, DECEASED

No. 79073

ORDER OF PROBATE

This came to be heard this 13th day of November, 1986, before the Honorable James R. Everett, Probate Court Judge, upon Petition to Probate the Last Will and Testament of Hilda Bell Phillips, deceased, an Affidavit executed by the attesting witnesses to said Will, statements of counsel and the entire record, from all of which the Court finds as follows:

The decedent, Hilda Bell Phillips, died testate on August 29, 1986, and was at the time of her death a resident of Davidson County, Tennessee. The decedent owned and possessed a probate estate situated in said county, valued at approximately $5,000.00.

The decedent executed a paper writing dated July 15, 1975, purporting to be her Last Will and Testament, subscribed by Barbara Warren and Thomas C. Binkley, as attesting witnesses, there being attached to said Will the joint Affidavit of said attesting witnesses wherein said witnesses made oath that said Will was executed by the decedent as and for her Last Will and Testament, in the presence of the attesting witnesses and that they at the request of the decedent and in her sight and presence and in the presence of each other signed their names thereto as subscribing witnesses and that at the time of executing said document, the decedent was of sound mind, and further that they executed said Affidavit at the request of the decedent.

In the decedent's paper writing dated July 15, 1975, James Neal Phillips Nashville, Tennessee, is appointed Executor, to serve without bond.

It is accordingly ORDERED, ADJUDGED and DECREED by the Court that said paper writing, dated July 15, 1975, be and the same is hereby admitted to probate as and for the Last Will and Testament of the said Hilda Bell Phillips, deceased; that distribution of the decedent's estate be made in accordance with same, as admitted to probate.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

It further appearing that James Neal Phillips, Nashville, Tennessee is to serve as Executor without bond, it is accordingly ORDERED, ADJUDGED and DECREED by the Court that Letters Testamentary issue to the named Executor and that he be permitted to qualify as Executor without bond.

THE HONORABLE JAMES R. EVERETT
PROBATE COURT JUDGE

Approved for Entry:

Thomas C. Binkley
2700 L & C Tower
Nashville, Tennessee 37219
Phone: (615) 244-0270
Attorney for the Estate of Hilda Bell Phillips

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Last Will and Testament

OF

HILDA BELL PHILLIPS

I, HILDA BELL PHILLIPS, a resident of Davidson County, Tennessee, being of sound mind and disposing memory, do make and publish this as my Last Will and Testament, hereby revoking all prior Wills and Codicils by me at anytime made.

I.

I direct that my executor hereinafter named shall pay all of my just debts, including the expenses of my last illness and of my funeral as soon as practicable after my death.

II.

I hereby bequeath the sum of $700.00 to my step-son, Eugene Phillips.

III.

All the rest and residue of my estate, both real and personal, and wherever situated, I give, devise and bequeath to my son, James Neal Phillips, to be his absolutely and in fee simple.

In the event that my said son should predecease me I hereby give, devise and bequeath all of my property, both real and personal, with the exception of the $700.00 bequeathed above to my three grandchildren, James Neal Phillips, Jr., Sherrie Lynn Phillips and Gary Lee Phillips.

I name and appoint my son, James Neal Phillips, as executor of this Will and relieve him of the obligation of making bond for the faithful performance of his duties

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of July, 1975, at Washville, Tennessee.

Mrs. Mildred Phillips
TESTATRIX

Signed by the said Hilda Bell Phillips, as and for her Last Will and Testament in the presence of us, the undersigned, who, at her request, and in her sight and presence, and in the sight and presence of each other, have subscribed our names as attesting witnesses, on the day and date above written.

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

and being first duly sworn, make oath that the foregoing Last Will and Testament was signed by Hilda Bell Phillips as and for her Last Will and Testament, and at that time acknowledged, published and declared by her to be her Last Will and Testament in the sight and presence of us, the undersigned, who, at her request, in her sight and presence and in the sight and presence of each other subscribed our names as attesting witnesses on the _____day of July, 1975, in Nashville, Davidson County, Tennessee, and we further make oath that the testatrix was of sound mind on said date and was more than 18 years of age; and that each of the witnesses was more than 18 years of age.

FROM : Gary Phillips

...to and subscribed before me

this 14th day of July, 1975.

NOTARY PUBLIC

My Commission Expires:

July 23, 1977

Metropolitan Government of Nashville and Davidson County

Bill Purcell, Mayor

METROPOLITAN HEALTH DEPARTMENT
311 23RD AVENUE, NORTH
NASHVILLE, TENNESSEE 37203
(615) 862-5900

This is to certify that this is a true and correct copy of the record filed with the Tennessee Department of Public Health, Vital Records, by the Metropolitan Health Department of Nashville and Davidson County.

This is valid only when the seal of the Metropolitan Health Department of Nashville and Davidson County is affixed.

JUL 17 2000

John T. Dunn

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 800

TYPE/PRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE HANDBOOK

1. DECEDENT'S NAME (First, Middle, Last): James Neal Phillips
2. SEX: Male
3. DATE OF DEATH (Month, Day, Year): July 1, 2000
4. SOCIAL SECURITY NUMBER: 411-34-2215
5a. AGE-LAST BIRTHDAY (Years): 73
6. DATE OF BIRTH (Month, Day, Year): Dec 22, 1926
7. BIRTHPLACE (City and State or Foreign Country): Nashville, TN
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? 2 No
9. PLACE OF DEATH: 1 Hospital
9a. FACILITY NAME: Baptist Hospital
9b. CITY, TOWN, OR LOCATION OF DEATH: Nashville
9c. COUNTY OF DEATH: Davidson
10. MARITAL STATUS: Married
11. SURVIVING SPOUSE: Magie Marie Short
12a. DECEDENT'S USUAL OCCUPATION: Auto Repair
12b. KIND OF BUSINESS/INDUSTRY: Self Employed
13a. RESIDENCE-STATE: TN
13b. COUNTY: Davidson
13c. CITY, TOWN OR LOCATION: Nashville
13d. STREET AND NUMBER OR RURAL LOCATION: 1004 W. Eastland Avenue
CENSUS TRACT
13e. INSIDE CITY LIMITS? Yes
13f. ZIP CODE: 37206
14. WAS DECEDENT OF HISPANIC ORIGIN? No
15. RACE-American Indian, Black, White, etc.: White
16. DECEDENT'S EDUCATION: 12
17. FATHER'S NAME: James Robert Phillips
18. MOTHER'S NAME: Hilda Belle
19a. INFORMANT'S NAME: Sherry Lynn Denton
19b. RELATIONSHIP TO DECEASED: daughter
19c. MAILING ADDRESS: 704 Trebor Drive Goodlettsville, TN 37072
20a. METHOD OF DISPOSITION: 1 Burial
20b. PLACE OF DISPOSITION: SpringHill Cemetery
20c. LOCATION-City or Town, State: Nashville, TN
21a. SIGNATURE OF FUNERAL DIRECTOR: Thomas Bowers
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 3049
21c. SIGNATURE OF EMBALMER: Ronnie Harrell
21d. LICENSE NUMBER OF EMBALMER: 5022
22a. NAME AND ADDRESS OF FUNERAL HOME: Cole & Garrett Funeral Home
127 N. Main Street Goodlettsville, TN 37072
22b. LICENSE NUMBER OF FUNERAL HOME: 718
23. REGISTRAR'S SIGNATURE
24. DATE FILED: July 14, 2000
25a. PHYSICIAN - To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner as stated.
1 SIGNATURE AND TITLE OF PHYSICIAN
25b. LICENSE NUMBER: 17062
25c. DATE SIGNED: 7/14/00
25e. MEDICAL EXAMINER - On the basis of examination [and/or investigation], in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner as stated.
2 SIGNATURE AND TITLE OF MEDICAL EXAMINER
25f. LICENSE NUMBER
25d. DATE SIGNED
PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFICATION WITHIN 48 HOURS.
27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER): William Thompson, MD 2010 Church Street Suite 710 Nashville, TN 37203
28. PART I. Enter the sequence of diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. Use only one cause on each line.
Approximate Interval Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death): a. SEPTICEMIA
DUE TO (OR AS A CONSEQUENCE OF): b. COLORECTAL ANCHEX DISEASE
Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST.
DUE TO (OR AS A CONSEQUENCE OF): c.
DUE TO (OR AS A CONSEQUENCE OF): d.
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.
29a. WAS AN AUTOPSY PERFORMED? 2 No
29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 2 No
30. MANNER OF DEATH: 1 Natural
31a. DATE OF INJURY (Month, Day, Year)
31b. TIME OF INJURY
31c. INJURY AT WORK? No
31d. DESCRIBE HOW INJURY OCCURRED
31e. PLACE OF INJURY-At home, farm, street, factory, office building, etc. (Specify)
31f. LOCATION (Street and Number or Rural Route Number, City or Town, State)
BATH NO.

PH-1050
REV. 8-93

HDA 1309

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LAST WILL AND TESTAMENT

OF

JAMES NEAL PHILLIPS

I, James Neal Phillips, a resident of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, hereby make and publish this my Last Will and Testament, hereby revoking all former wills at any time made by me.

ITEM ONE

I direct that all my just debts, and expenses of administration of my estate be paid after my death as is practicable.

ITEM TWO

I hereby give, devise and bequeath all of my property, both real and personal, and wheresoever situated, to my wife, Margie Marie Phillips, to be hers absolutely and in fee simple.

If my said wife should predecease me, or if we should die in a common disaster or under circumstances giving rise to doubt as to which one predeceased the other, I hereby give, devise and bequeath all of my property, both real and personal, and wheresoever situated, to my children, James Neal Phillips, Jr., Sherry Lynn Denton and Gary Lee Phillips.

ITEM THREE

I hereby appoint my wife, Margie Marie Phillips, as Executrix of this my Last Will and Testament, and request that she be excused from making bond.

If my said wife should predecease me or be unable or unwilling to serve as Executrix, I hereby appoint in her stead my sons, James Neal Phillips, Jr. and Gary Lee Phillips, and request that no bond be required of them.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament in the presence of the persons witnessing it at my request on this 14th day of September, 1987, at Nashville, Tennessee.

James Neal Phillips
JAMES NEAL PHILLIPS

The foregoing instrument was signed, published and declared by the said JAMES NEAL PHILLIPS, the Testator, as and for his Last Will and Testatment in our presence, and we, at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses on the day and date above written.

Koni S. Swift

Thomas O. Binkley

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

James O. Bradley and Kori S. Swift, being first duly sworn, make oath that the foregoing Last Will and Testament was signed by James Neal Phillips, as and for his Last Will and Testament, and at that time acknowledged, published and declared by him to be his Last Will and Testament in the sight and presence of us, the undersigned, who, at his request and in his sight and presence and in the sight and presence of each other have subscribed our names as attesting witnesses on the 14th day of Sept, 1987, in Nashville, Davidson County, Tennessee, and we further make oath that the testator was of sound mind on said date and was more than 18 years of age; and that each of the witnesses was more than 18 years of age.

James O. Bradley

Kori S. Swift

Subscribed and sworn to before me
on this 14th day of September, 1987.

Lynn Waggoner
Notary Public

My Commission Expires: 5/13/89

AFFIDAVIT AS TO HEIRS

State of Tennessee
Of Williamson }SS

On this Feb.12,2001, before me personally appeared the undersigned to me personally known, who being by me duly sworn, on oath did say that Affiant is familiar with the family history of deceased, who was the owner of the following property in the County of Davidson and State of Tennessee:

1004 West Eastland Ave., Nashville, TN 37206

And that said decedent died on the 1st day of July, 2000 and that the place of residence and homestead, at the time of death, was as follows:

And Affiant further states that said deceased left surviving the following persons, as heirs or otherwise interested in the estate,

Name of widow or widower: Margie Marie Phillips

Divorced wife or husband:

Children: James Neal Phillips, Jr. Sherry Lynn Denton and Gary Lee Phillips

Adopted Children:

Descendants of deceased children:

And Affiant further states that said decedent left no other children or adopted children or descendents of deceased children or adopted children.

And that all of the above parties are over the age of twenty-one years, except the following:

Name of minors:

And said deceased X left a will_____ did not leave a will.

And that the debts against the estate X have _____ have not been paid.

Margie Marie Phillips by Gary Lee Phillips Atty in Fact

Sherry Lynn Denton

Margie Marie Phillips by Sherry L. Denton Atty in fact

Margie Marie Phillips by Gary Lee Phillips Atty in Fact

Gary Lee Phillips

James Neal Phillips by Gary Lee Phillips

Subscribed and sworn to before me the day and year above written.

Gail C. Victory
Notary Public

My term expires:_____

GAIL C. VICTORY NOTARY

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 25, 2003

AFFHRS