This space for Register's Office:

Davidson County DEEDWARR
Recvd: 02/25/04 10:19 2pgs
Fees:13.00 Taxes:254.19
20040225-0021264

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

**ADDRESS NEW OWNER:**
**Vincent Phillips, et ux**
**1720 Buchanan Court**
**Nashville, TN 37208**

**SEND TAX BILLS TO:**
**New owner**

**Map & Parcel #81-10-14.00**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Lula Mae Leach,** hereinafter called the **Grantors**, do hereby convey unto **Vincent Phillips and wife, Mary Phillips**, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee being described as Lot No. 25 on the Plan of Cumberland Gardens, Section 6 as of record in Book 3106, ,Page 117, Register's Office for said County.

Being the same property conveyed to Lula Mae Leach on August 10, 1976, by Warranty Deed of record in Book 5056, Page 800, Register's Office for said County.

**This conveyance is subject to any and all existing easements and restrictions of record.**

**This is improved property known as 1720 Buchanan Court, Nashville, TN 37208.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER CONVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 16 day of February, 2004

Lula Mae Leach

Lula Mae Leach

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Lula Mae Leach known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

**SUBSCRIBED AND SWORN TO BEFORE ME** this 16th day of February, 2004.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

---

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 68700.00

Christie Willson

Affiant

Sworn and subscribed before me on February 16, 2004.

Notary Public

My Commission Expires: 2-20-05