WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/04 09:37 2pgs
Fees:13.00 Taxes:344.10

20040308-0025953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER. $90000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF MARCH, 2004

Notary Public

MY COMMISSION EXPIRES: JANUARY 26, 2008

(AFFIX SEAL)

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
COLE LAW FIRM, LLC
2205 STATE STREET,
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CYNTHIA D. CAMPBELL	GUARANTY TRUST COMPANY ISAOA	MAP 58-11
(NAME)	(NAME)	
657 PUTNAM DRIVE	340 BROADMOOR BLVD Suite 100	PARCEL 149.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	MURFREESBORO, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILMA PHILLIPS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINEDAND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA D. CAMPBELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled Royal Hills, Section 3, of record in Plat Book 4860, page(s) 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILMA J. PHILLIPS, by deed of record as Instrument No.20010215-0014527, and in book 5705, page 589, said Register's Office.

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, her heirs and assigns forever, and do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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/our hand(s) this 3rd day of March, 2004.

Wilma Phillips's
Wilma Phillips, Grantor

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, **WILMA PHILLIPS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 3rd day of March, 2004

My Commission Expires: January 26, 2008

Denise E. Cole
Notary Public

Please return to
Cole Law Firm, LLC
2205 State Street
Nashville, TN 37205

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN