BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 04/02/04 10:35 2pgs
Fees:13.00 Taxes:635.66
20040402-0037275

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	William H. Torrence 7705 Dan Kestner Drive Nashville, TN 37221	Owner

GENERAL WARRANTY DEED

Pi

This indenture is made and entered into this 26th day of March, 2004 between Paula L. Phillips (formerly known as Paula L. Russell) and husband James D. Phillips (hereinafter referred to as "GRANTOR") and William H. Torrence, an unmarried man (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 26 of the First Revision, Meade Vue Subdivision, as shown by a map of record in Plat Book 9700 at page 58 in the Davidson County, Tennessee Register of Deeds office.

BEING the same property conveyed to Paula L. Phillips (formerly known as Paula L. Russell) by instruments of record in Book 11378 at page 133 and Book 10000 at page 1 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 128.10-0-256.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Paula L Phillips
Paula L. Phillips
By: Donetta Stinson, Attorney-In-Fact
By: Donetta Stinson - Atty-in-fact

James D. Phillips
James D. Phillips
By: Donetta Stinson, Attorney-In-Fact
By: Donetta Stinson Atty-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Donetta Stinson, individually and as attorney-in-fact for Paula L. Phillips and husband, James D. Phillips, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal in Brentwood, Tennessee this 26th day of March, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Joanne E. Johnson
NOTARY PUBLIC
Commission Expires: 5-30-04

My Commission Expires MAY 30, 2004

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $171,800.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 26 DAY OF March, 2004.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 1-26-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.