Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Affiant

ANGELA M. LAKE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Subscribed and sworn to before me, this 6th day of May, 2004.

Notary Public
My commission expires:

02-0404-43133

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert E. Smalling 716 Garrison Drive Nashville TN 37207	New Owner	59-10-0-311.00

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, Maurice L. Phillips, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert E. Smalling and wife, Debra G. Smalling, 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, Tennessee, being Lot No. 5, Haynes Manor, Section 9, Phase 1, of record in Book 6900, Page 771, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Maurice L. Phillips by deed dated 1/25/96 of record in Book 9937, Page 395, Register's Office for Davidson County, Tennessee. Reference made to prior deed of record in Book 7980, Page 161, Register's Office for said County. Donzaleigh Phillips, spouse of vested owner, joins in the execution of this instrument to convey any/all marital interest she may have in said property.
>
> SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.
>
> This property is improved property known as 716 Garrison Drive, Nashville, TN 37207

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 6th day of May, 2004.

Maurice L. Phillips

Donzaleigh Phillips

Davidson County DEEDWARR
Recvd: 05/13/04 11:25 2 pgs
Fees:13.00 Taxes:321.90

20040513-0055869

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maurice L. Phillips and Donzaleigh Phillips, 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 6th day of May, 2004.

State of Tennessee at Large

My Commission expires 9/4/05

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