WARRANTY DEED

CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, STE 3
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson / Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2004

Notary Public:

MY COMMISSION EXPIRES: 5.22.04
(AFFIX SEAL)

HOLLY LEIGH GRAY NOTARY PUBLIC AT LARGE Williamson County, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wondon Phillips		Map 074
193 Bonnalee Drive	Same	Group 08-0
Hermitage, TN 37076		Parcel 198.00

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

Ronald Eugene Hightshoe, and wife, Wendy Hightshoe

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Wondon Phillips and Lawanna Dowdy

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. 878 on the Plan of Hermitage Hills, Section Eight, as of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 878 fronts 107.46 feet on the southeasterly margin of Bonnalee Drive and extends back 195.57 feet on the northeasterly line and 102.7 feet on the southwesterly line, to a dead line in the rear, measuring 141.8 feet thereon.

Being the same property conveyed to Ronald E. Hightshoe by Quitclaim Deed from Cathy Lynn Hightshoe, of record in Instrument 20020909-0108734, said Register's Office. See also deed of record in Book 8534, Page 811, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3643, Page 243, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 3600, Page 24, said Register's Office.

The said Wendy Hightshoe joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 193 Bonnalee Drive, Hermitage, TN 37076

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 my hand this 6th day of May, 2004.

Ronald Eugene Hightshoe

Wendy Hightshoe

Davidson County DEEDWARR
Recvd: 05/24/04 10:52 2pgs
Fees:13.00 Taxes:458.80

20040524-0060471

STATE OF FLORIDA
COUNTY OF DADE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald E. Hightshoe and wife, Wendy Hightshoe, 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 Miami, Florida, this 6th day of May, 2004.

My Commission Expires:

Joyce A Thomas
My Commission DD100754
Expires June 14, 2006

Joyce A. Thomas
NOTARY PUBLIC