Davidson County DEEDWARR
Recvd: 06/08/04 08:27 2pgs
Fees:13.00 Taxes:247.90

20040608-0067328

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

05-0405-61452

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of JUNE, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Willie J. Thomas	OWNER	060-02-0 062.00
3215 Vailview Drive	3640 DICKERSON PIKE	
Nashville TN 37207	STE #2 NASHVILLE TN 37207	

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, Myrtle Ann Phillips, now Ankenbauer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Willie J. Thomas, 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. 511 on the plan of Section Three, Parkwood Estates, of record in Plat Book 3300, Page 31, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilson L. Phillips, Jr. etux Myrtle Ann Phillips by deed from Richard Paul McAdams etux, Carolyn Jean McAdams, dated 3/20/69, recorded 3/20/69, of record in Book 4318, Page 764, Register's Office for Davidson County, Tennessee. Wilson L. Phillips having since died April 3, 1997.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3215 Vailview 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 28th day of MAY, 2004.

Myrtle Ann Phillips Ankenbauer

Myrtle Ann Phillips Ankenbauer

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Myrtle Ann Phillips Ankenbauer, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28TH day of MAY, 2004.

Angela A. Ramsey

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006