THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22861-05-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $105,000.00. Staci R Salmon Affiant Subscribed and sworn to before me this 28th day of May, 2004. J. Michael Morgan Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Allen W. Salmon and Staci R. Salmon 553 Brewer Drive Nashville, TN 37211	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street Suite 300 Nashville, TN 37201	**Tax Information:** Map No.147.14-0 Parcel No. 112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Calvin Phillips**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen W. Salmon and wife, Staci Salmon as joint tenants** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 553 Brewer Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of May, 2004.

Benjamin Calvin Phillips

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Benjamin Calvin Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/10/04 13:12 2pgs
Fees:13.00 Taxes:388.50

20040610-0068910

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot. No. C on the Plan of Revised Plan of A Portion of Whispering Hills Section II-B, as of record in Plat Book Plat Book 2663, page Page 33, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William Joe Phillips and Benjamin Calvin Phillips, as joint tenants with right of survivorship by deed dated January 29, 1997 from Byron L. Cates and wife, Betty J. Cates of record in Book 10334, page 36, Register's Office for Davidson County, Tennessee. William Joe Phillips, married has since conveyed his interest in said property to Benjamin Calvin Phillips by deed of record in Book 11524, Page 645, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2663, page 33, Register's Office for Davidson County, Tennessee.