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WARRANTY DEED

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$164,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2004.

Notary Public

My commission expires: 01-28-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Phyllis Emery	**First Trust Bank for Savings**	**098-05-0-A-107.00 CO**
5705 Chestnutwood Trail	**PO Box 17257**	
Hermitage TN 37076	**Memphis TN 38187**	

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 ACKNOWLEDGE, WE,

John Downs and, Angela Downs husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phyllis Emery, a married person

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. 90 on the Plan of Section Four, Hampton Hall of record in Book 11700, page 2, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Downs and Angela Downs, husband and wife, by Deed from Beazer Homes Corp dba Phillips Builders, a Tennessee Corporation, dated 11/10/2000, of record in Instrument No. 200011140113047, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Plan of record in Book 11700, page 2; Restrictions in Book 10278, page 257, Book 10301, page 184, Book 10420, page 359, Book 10444, page 460, Book 10640, page 947, Book 11372, page 852; Charter of the Homeowner's Association in Book 10290, page 261, for said county.

Subject to Association Assessments to Hampton Hall Homeowners Association.

Subject to the Rights of others in and to the Common Area and Open Space.

This is improved (_X___) Unimproved (____) property, known as **5705 Chestnutwood Trail, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 24th day of **June, 2004.**

John Downs

Angela Downs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **John Downs and, Angela Downs husband and wife,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24**th** day of **June, 2004.**

_____
Notary Public

My Commission Expires: 1-28-06

GREGG W. CLARK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2005