Davidson County DEEDWARR
Recvd: 06/30/04 08:48 2pgs
Fees:13.00 Taxes:399.60

20040630-0077435

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$108,000.00
|X Frederick T Babin
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|25th DAY OF June, 2004.
|Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2007
| (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
SUSAN FRENSLEY NEWTON
DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick T. & Kimberly Babin	Franklin American Mortgage	Map 147.16
4924 Aquatic Rd	500 Corporate Centre Dr.	Parcel 17
Nashville, TN 37211	Franklin, TN 36067	

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,

Troy Phillips by and through Deborah L. Rogers Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Frederick T. Babin and wife, Kimberly Babin

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:

BEING LOT NO. 7 ON THE PLAN OF WHISPERING HILLS, SECTION V, AS OF RECORD IN BOOK 3300, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONTS 75 FEET ON THE EAST SIDE OF AQUATIC ROAD, AND EXTENDS BACK 235 FEET ON THE NORTH LINE AND 228 FEET ON THE SOUTH LINE, TO A DEAD LINE ON WHICH IT MEASURES 106 FEET.

BEING THE SAME PROPERTY CONVEYED TO TROY PHILLIPS AND WIFE, MARTHA E. PHILLIPS BY DEED FROM MELVIEW HOMES, INC., DATED OCTOBER 18, 1962, AND OF RECORD IN BOOK 3459, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARTHA E. PHILLIPS NOW DECEASED. PROPERTY NOW VESTS IN TROY PHILLIPS AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 11, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3255, Page 587, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for sanitary sewer to Metro Government in Book 6346, Page 576, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4924 Aquatic Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 25th day of June, 2004.

Troy Phillips by Deborah L Rogers Atty in Fact
Troy Phillips by Deborah L. Rogers Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah L. Rogers, Attorney-in-Fact for Troy Phillips, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Troy Phillips for the purposes therein contained.

WITNESS my hand and official seal this 25th day of June, 2004

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076