This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 053-07-0
PARCEL: 073.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Annie Marie Phillips
922 Elvira Ave.
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 10/21/04 10:08 2pgs
Fees:13.00 Taxes:148.00
20041021-0126680

WARRANTY DEED

THIS INDENTURE, made this 12th day of October, 2004 between

James E. McInturf, Jr. and wife, Melissa D. McInturf

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Annie Marie Phillips

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being the Westerly part of Lot 9 on the Plan of Dabbs and Elliot Subdivision No. 1 of record in Book 547, Page 97, said Register's Office for Davidson County, Tennessee, designated as Tract B according to a survey by John Kohl and Co., dated 7/24/87 and described as follows:

Said Lot fronts 16.48 feet on the Northeasterly margin of the new right of way of Old Hickory Boulevard and runs back North 40 degrees 43' 41" East, 103.63 feet on the Northwesterly line; thence South 49 degrees 15' 49" East, 16.48 feet with an alley to the Westerly line of the Victor Soto Property; thence South 40 degrees 43' 41" West, 103.64 feet with Soto's West line to Old Hickory Blvd., the point of beginning.

This property and that of Victor Soto has a common wall as approved by the City of Lakewood under the date of 7/27/87.

Being the same property conveyed to James E. McInturf, Jr. and wife, Melissa D. McInturf by Warranty Deed dated 10/9/00 from James Bryant and wife, Molly Bryant of record in Instrument Number 20001106-0109819, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2004 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

James E. McInturf, Jr.

Melissa D. McInturf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. McInturf, Jr. and wife, Melissa D. McInturf the within named bargainors, 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 office this 12 day of October, 2004.

Notary

My Commission Expires: 12/31/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $40,000.00.

Affiant

Sworn to and subscribed before me, this 12th day of October, 2004.

Notary Public

My Commission Expires: 12/31/2006