Davidson County DEEDWARR
Recvd: 10/21/04 12:58 2pgs
Fees:13.00 Taxes:555.00

20041021-0126821

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/08

(AFFIX SEAL)

CHEATHAM COUNTY, TENN. NOTARY PUBLIC AT LARGE CARL T. BAKER

P-MR-04-2204

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Philippi	PrimeTrust Bank	
2204 Crescent Valley Lane (ADDRESS)	7651 Highway 70 S. (ADDRESS)	64-16-D-1129.92
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LORI L. GROSS, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES J. PHILLIPI AND WIFE, JULIE R. PHILLIPI, hereinafter called the Grantees, their heirs and assigns, that 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. 270 on the plan of Section Three, Truxton Park, of record in Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lori L. Gross, by Deed from Beazer Homes Corp. DBA Phillips Builders, dated April 25, 2002, of record in Instrument No. 20020430-0052556, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2204 Crescent Valley Lane, Hermitage, Tennessee 37076
(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 my/our hand(s) this 14th day of October, 2004.

Lori L. Gross

Lori L. Gross

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Lori L. Gross , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 2004.

My Commission Expires: _____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 14th day of October, 2004.

My Commission Expires _____ _____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC
1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027
615-515-6800