Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $127,000.00.

Peggy McCaulley
Affiant

Subscribed and sworn before me this the 22nd of October, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires November 27, 2004

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Peggy McCaulley 808 Cainbrook Ct Antioch, TN 37013	NEW OWNER	164-13B-16

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Phillips, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Peggy McCaulley, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Section Six, Asheford Crossing, of record as Instrument No. 20001010-0100374, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JASON PHILLIPS, by deed from J.P. PROPERTY MANAGEMENT CO. INC., of record as Instrument No. 20021107-0137371, dated October 24, 2002, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 808 Cainbrook Ct, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd of October, 2004.

Jason Phillips

Davidson County DEEDWARR
Recvd: 10/25/04 16:01 2pgs
Fees:13.00 Taxes:469.90

20041025-0128294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Phillips, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd of October, 2004.

My commission expires:

Notary Public

