PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 12/03/04 11:31 2pgs
Fees:13.00 Taxes:961.63
20041203-0144219

W & I Ref:(_____) Title No: 46054
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Falzone Marina Falzone 3408 Woodhaven Rd. Nashville, Tennessee 37204	Countrywide Home LOans 4500 Park Granada Calabassas, CA 91302

TAX MAP-PARCEL NUMBERS: 118-10-0-120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$259,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hunter Lord Phillips and spouse, Renee Michelle Phillips**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Falzone and spouse, Marina Falzone** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Part of the O.F. Noel Estate, Pleasant Valley of record in Book 1424, page 63, Register's Office for said County.

Said Lot No. 59 fronts 75.0 feet on the easterly margin of Woodhaven Road and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Hunter Lord Phillips and spouse, Renee Michelle Phillips by deed from Charles N. Shockley, Jr., and spouse, Susan W. Shockley of record in Book 93876, page 630, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 63, said Register's Office, which Plan shows a 30 foot minimum building setback line from Woodhaven Road and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 3408 Woodhaven, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2004.

Hunter Lord Phillips

Renee Michelle Phillips

State of TENNESSEE

County of DAVIDSON

On this 30th day of November, 2004 , before me the undersigned authority, personally appeared Hunter Lord Phillips Renee Michelle Phillips , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of ~~DAVIDSON~~ WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $259,900.00

Affiant

Sworn and subscribed before me this the 30th day of November, 2004

Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD NOTARY PUBLIC AT LARGE