Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX 15

39-B
File #04-1515

Davidson County DEEDWARR
Recvd: 12/30/04 15:33 2 pgs
Fees:13.00 Taxes:621.60
20041230-0154986

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Farrar Moore, Executrix of the Estate of Paul D. Phillips, deceased, and Farrar Moore, Trustee of the Paul D. Phillips Supplemental Needs Trust of Paulette Phillips, dated the 26th day of May, 2004, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto* ~~Mark Byrne and wife, Maria Byrne~~, 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:

*Maria A. Kiskowski Byrne and husband, Mark O. Byrne

Land in Davidson County, Tennessee, being Lot No. 327 on the plan of Section Three, Caldwell Hall, of record in Book 2900, page 131, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul D. Phillips and wife, Jane S. Phillips by Warranty Deed of record in Book 3312, Page 534, Register's Office for Davidson County, Tennessee. Said Jane S. Phillips (DOD 9/17/1995) predeceased said Paul D. Phillips, a.k.a. Paul David Phillips, now deceased (DOD 9/18/2004). The Last Will and Testament of Paul D. Phillips was admitted to Court for Davidson County, Tennessee. Probate Division as No. 04P-1671. Farrar Moore, Trustee of the Paul D. Phillips Supplemental Needs Trust for Paulette Phillips dated the 26th day of May, 2004 joins in the execution of this Warranty Deed for the purpose of conveying any interest said trust or trustee may hae in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 337 Binkley Drive, Nashville TN 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 17th day of December, 2004

Estate of Paul D. Phillips, deceased

Farrar Moore, Executrix

Farrar Moore, Trustee of the Paul D. Phillips Special Needs Trust for Paulette Phillips dated the 26th day of May, 2004

Farrar Moore, Trustee

State of Tennessee )
County of Davidson )

On this 17th day of December, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Farrar Moore* the bargainor(s), 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.

*Executrix and Trustee

Notary Public

My Commission Expires: 7-30-05

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 168,000.00.

Affiant

Sworn and subscribed before me on this the 17th day of December, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Mark Byrne
337 Binkley Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

TAX MAP-PARCEL #:
147-1-214