Davidson County DEEDWARR
Recvd: 01/04/05 15:54 3 pgs
Fees:18.00 Taxes:477.30

20050104-0001434

This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-673363**

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

84367

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of November, 2004**, by and between **Philip E. Phillips and wife, Sharmila Patel**, parties of the first part, and **Russell N. Arden and wife, Beverly Arden**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7A, UNIT 515 ON THE PLAN OF STACY SQUARE TOWNHOMES II, OF RECORD IN BOOK 6250, PAGE 159, AMENDED BY EXHIBIT TO MASTER DEED IN BOOK 6497, PAGE 700, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ELAINE PHILLIPS TO PHILIP E. PHILLIPS, AS RECORDED ON THE 11TH DAY OF APRIL, 2001 IN INSTRUMENT NO. 20010411-0035924 AND WARRANTY DEED FROM ANGELA P. STANDLEY AND RICHARD L. PROCTOR, JR. TO PHILIP E. PHILLIPS AND WIFE, ELAINE PHILLIPS, AS RECORDED ON THE 18TH DAY OF JULY, 1997 IN DEED BOOK 10533, PAGE 709, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **128-06-0-A 515.00 CO**

XX Improved OR

Unimproved property located at: **515 Stacy Square Terrace, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Philip E. Phillips

Sharmila Patel

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Philip E. Phillips and wife, Sharmila Patel** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this ~~Thirtieth~~ 1st day of ~~November~~ December, **2004.**

Notary Public

My Commission Expires: 3/10/07

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Owner's Name: **Russell N. Arden and Beverly Arden**

and Address: **515 Stacy Square Terrace**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes) NEW OWNER

A Natural Person Or Legal Entity To Be Designated

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$129,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of November, 2004.**

Notary Public

My Commission Expires: 7-21-07