This Instrument Was Prepared By: (FRH)
Stokes Bartholomew Evans & Petree, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/07/05 13:58 6 pgs
Fees:33.00 Taxes:4070.00
20050107-0002926

Name and Address of New Owner:	Send Tax Bills To:	Tax Map/Parcel No.:
Louise T. Phillips 621 Carol Ann Drive Goodlettsville, TN 37072	New Owner	Map 132-11 Parcel 34

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HARRY EDWARD PHILLIPS** and **RANDALL LEE PHILLIPS, both Trustees of the Randall Phillips Marital Trusts and the Randall Phillips Family Trust**, and **HARRY EDWARD PHILLIPS** and **RANDALL LEE PHILLIPS, both co-executors of the Estate of Edward Randall Phillips** (hereinafter collectively referred to as the "GRANTOR"), have bargained and sold, and by these presents do hereby transfer, assign and convey unto **LOUISE T. PHILLIPS** (hereinafter the "GRANTEE"), her heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly part of Lot 73 on the Plan of Southmeade Subdivision, of record in Book 1835, pages 118 and 119, as modified by relocation of Kenilwood Drive for Interstate 65 as appears on Metropolitan Property Tax Map 132-11, Parcel 34. Said part of said Lot fronts 149 feet on the easterly side of a frontage road (being the relocation of Kenilwood Drive), and extends back 302 feet on the northerly line and 214 feet on the southerly line, to the L&N Railroad right-of-way, and measures 171 feet thereon.

Being the same property conveyed to Randall Phillips by Warranty Deed from Richard L. Albers and wife, Patricia F. Albers, of record in Book 10954, page 314, Register's Office for Davidson County, Tennessee.

This is improved property known as 4344 Kenilwood Drive, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit A, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR have caused this General Warranty Deed to be executed as of this 23rd day of November, 2004.

GRANTOR:

HARRY EDWARD PHILLIPS, Trustee of the Randall Phillips Marital Trusts and the Randall Phillips Family Trust

RANDALL LEE PHILLIPS, Trustee of the Randall Phillips Marital Trusts and the Randall Phillips Family Trust

HARRY EDWARD PHILLIPS, Co-Executor of the Estate of Edward Randall Phillips

RANDALL LEE PHILLIPS, Co-Executor of the Estate of Edward Randall Phillips

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HARRY EDWARD PHILLIPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Randall Phillips Marital Trusts and the Randall Phillips Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23 day of November, 2004.

Lisa Lassiter
NOTARY PUBLIC

My Commission Expires:
8/2/05

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RANDALL LEE PHILLIPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Randall Phillips Marital Trusts and the Randall Phillips Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23 day of November, 2004.

Lisa Lassiter
NOTARY PUBLIC

My Commission Expires:
8/2/05

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HARRY EDWARD PHILLIPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Executor of the Estate of Edward Randall Phillips, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23 day of November, 2004.

Gina Lasseter
NOTARY PUBLIC

My Commission Expires:
8/2/05

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RANDALL LEE PHILLIPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Executor of the Estate of Edward Randall Phillips, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23 day of November 2004.

Gina Lasseter
NOTARY PUBLIC

My Commission Expires:
8/2/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,100,000 or .

Harry Edward Phillips
Affiant

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

Gina Lassiter
Notary Public
My Commission Expires: 8/2/05

GINA LASSITER NOTARY PUBLIC AT LARGE SUMNER CO.

EXHIBIT A

1. Real property taxes for the year 2004, a lien, now due and payable but not yet delinquent, which have been prorated between the parties.

2. Restrictive Covenants, of record in Book 1788, page 105, Book 2044, page 31, and amended in Book 2046, page 541 and Book 7254, page 193, Register's Office for Davidson County, Tennessee.

3. Matters shown on plan, of record in Book 1835, pages 118 and 119, said Register's Office.

4. Agreement of Lease, between E. Randall Phillips, as Landlord, and Beazer Homes USA, Inc. (d.b.a. Phillips Builders), as Tenant, dated June 8, 1999.