STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of February, 2005.

Notary Public

My Commission Expires: 11/24/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/17/05 10:55 2 pgs
Fees:13.00 Taxes:913.90
20050217-0018122

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carolyn Burton
2510 Woodlawn Drive
Nashville, Tennessee 372112

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
104-15-395

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffery D. Phillips and wife, Norris B. Phillips** hereinafter referred to as Grantors, hereby transfers and conveys to **Carolyn Burton, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Belair, a record in book 332, page 6, 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 Jeffrey Dean Phillips and wife, Norris B. Phillips by Deed To Create A Tenancy The Entirety from Jeffrey Dean Phillips of record at Instrument No. 20021107-0137009, Register's Office for Davidson County, Tennessee, dated October 31, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 332, Page 6, Register's Office for Williamson County, Tennessee.

Sewer and Drainage Easement of record in Book 3982, Page 214, Register's Office for Williamson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2510 Woodlawn Drive, Nashville, Tennessee 372112.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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 15th day of February, 2005.

Jeffery D. Phillips
Donald R. Barrett, Jr. Attorney in fact

Norris B. Phillips
Donald R. Barrett, Jr. Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Donald R. Barrett, Jr. with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Jeffrey D. Phillips and Norris B. Phillips who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Jeffrey D. Phillips and Norris B. Phillips. Witness my hand and official seal this 15th, February, 2005

Notary Public Diane Moore

My Commission Expires: 05-30-07

NOTARY PUBLIC LARGE DAVIDSON COUNTY TENNESSEE

12161-BW