Box 04

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$2,500.00.**

Affiant

Subscribed and sworn to before me this 24 day of March, 20 05

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sylvan Property Group, LLC	SAME	105-07-0-387.00
302 42nd Avenue North		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sylvia A. Phillips**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sylvan Property Group, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 on the plan of C.M. and J.C. Ferris Plan of Lot No. 1 Mallory, of record in Plat Book 161, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sylvia A. Phillips, by Final Decree confirming sale from Metropolitan Government of Nashville and Davidson County, Tennessee, on November 20, 2000, of record in Instrument Number 20001208-0121206, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 161, page 13, Register's Office Davidson County, Tennessee.

This is improved property known as: **407 Mallory Street, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 22, 2005.

Davidson County DEEDWARR
Recvd: 04/01/05 09:44 2 pgs
Fees:13.00 Taxes:9.25
20050401-0035296

Sylvia A. Phillips
Sylvia A. Phillips

STATE OF Oklahoma
COUNTY OF Mayes

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sylvia A. Phillips** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 22, 2005

My commission expires 12/20/07

Annabelle Ironside
Notary Public

NOTARY SEAL PUBLIC
ANNABELLE IRONSIDE
Mayes County
Notary Public in and for
State of Oklahoma
Commission # 99019078 Expires 12/20/07