WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/05 11:10 2 pgs
Fees:13.00 Taxes:725.20

20050406-0037783

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 196,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MARCH, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Nov. 10, 2008

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00596

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	TAX PARCEL
Keith P. Phillips and Heather J. Phillips	Countrywide Home Loans	MAP: 83-9
1206 Gartland Avenue	7105 Corporate Dr ~~PIX-A-252~~	Parcel:76.00
Nashville, TN 37206	Plano TX 75024	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN DALTON, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KEITH P. PHILLIPS AND WIFE, HEATHER J. PHILLIPS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1206 Gartland Avenue, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 30th day of March, 2005.

John Dalton, Jr.
By: Jim R Vanderpool, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 30th day of March, 2005, before me personally appeared Jim R. Vanderpool to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Dalton, Jr. and acknowledged that he executed the same as the free act and deed of said John Dalton, Jr..

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires: 3-22-08

PAM S. HOUSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MARCH 22, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being the Easterly half of Lot No. 2, Block No. 2, on the Plan of THE PROPERTY OF THE EAST ADDITION REAL ESTATE COMPANY, of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee.

Also described by last Deed of Record as Land in Davidson County, Tennessee, being the easterly half of Lot No. 2 of Block No. 2 on the plan of D. H. Bailey's Subdivision of part of the Allison Property, as of record in Book 161, Page 73, Register's Office for said County. Said part of Lot No. 2 fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to John Dalton, Jr. and wife, Mezzie Carroll Dalton by Warranty Deed from Nell Turner Vance, unmarried, recorded the 19th day of October, 1949 in Deed Book 1761, Page 380, in the Register's Office of Davidson County, Tennessee. Messie Carroll Dalton having since died on December 27, 2002, the property is now vested in John Dalton, Jr.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of John Dalton, Jr. pursuant to a power of attorney executed by the same on the 02/25/2005, and being filed for in Instrument #20050406-0037782, Register's Office for Davidson County, Tennessee.