State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $167,755.00.

Subscribed and sworn to before me, this day of , .

Affiant

My Commission Expires: My Commission Exp. Jan. 26, 2008

Notary Public

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File No. N14066

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/05 16:14 2 pgs
Fees:13.00 Taxes:620.69

20050504-0050203

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
NAME:	Crissonya A. Burns James G.Phillips Sr.		NAME:	Crissonya A. Burns James G.Phillips Sr.	
STREET ADDRESS:	1188 Fitzpatrick Road		STREET ADDRESS:	1188 Fitzpatrick Road	
CITY: Nashville	STATE: Tennessee		CITY: Nashville	STATE: Tennessee	
ZIP CODE:	37214		ZIP CODE:	37214	
MAP & PARCEL NO.:	108-04-0-A-113.00CO				

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, George Steven Acklin and Telisha Acklin

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Crissonya A. Burns and James G.Phillips Sr.

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 60 on the Plan of the Villages of Larchwood, Phase II, Section IV-A, as shown by plat of record in Instrument No. 20000928-0096098, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to George Steven Acklin by Warranty Deed from T.F. Homes, LLC, dated 12/19/02, recorded 12/30/02, as Document No. 200212300161683, Davidson County, Tennessee.

This is improved property known as 1188 Fitzpatrick Road, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our 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.

WITNESS our hands this 29th day of April, 2005.

George Steven Acklin

Telisha Acklin

State of Tennessee
County of Davidson } ss

On this the 29th day of April, 2005, before me, the undersigned Notary Public, personally appeared **George Steven Acklin and Telisha Acklin**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jessica Talbott
Notary Public
My commission expires _____

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

My Commission Expires MAY 24. 2008

WARRANTY DEED