FILE BOX 30

Davidson County DEEDWARR
Recvd: 06/01/05 13:48 2 pgs
Fees:13.00 Taxes:743.33

20050601-0061783

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $200,900.00.

SUSAN L. WILLIS
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
November 26, 2005

Subscribed and sworn before me this the 27th day of May, 2005.

Affiant

Notary Public

(Affix Seal)

# WARRANTY DEED

This instrument prepared by:

**SOUTHEAST TITLE of Tennessee, Inc.** 500357

**214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027**

Address of new owner:
Robert T. Phillips
7130 Riverfront Drive
Nashville, TN 37221

Send tax bills to:
Wells Fargo Bank, N.A.
6116 Executive Blvd., Ste. 115A
Rockville, MD 20852

Map 126-16-A Parcel 395

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

**Corinthian Custom Homes, Inc. A Tennessee Corporation**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Robert T. Phillips, a single person**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 438 on the Plan of Final Plat Riverwalk Phase 3A of record in Instrument No. 20041020-0126317, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Corinthian Custom Homes, Inc., a Tennessee corporation, by Deed of record in Instrument No. 20041111-0135752; dated 11/10/04, said Register's Office. Said property being a portion of the property conveyed to Riverwalk Development Partners, by Deed of record in Instrument No. 20010425-0040967; dated 4/25/01, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 7130 Riverfront Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 27th day of May, 2005.

Corinthian Custom Homes, Inc. A Tennessee Corporation

BY:_____

John Bell, Settlement Agent

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Settlement Officer of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 27th day of May, 2005.

My commission expires:

_____

Notary Public

SUSAN L. WILLIS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUSAN L. WILLIS
*NOTARY PUBLIC*
*DAVIDSON COUNTY*
STATE OF TENNESSEE
My Commission Expires
November 26, 2005