Davidson County DEEDWARR
Recvd: 06/15/05 15:14 3 pgs
Fees:18.00 Taxes:81.40
20050615-0068669

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Juliet Rose Garrison | SAME | Map 130, Group 2C |
| 276 White Bridge Rd., Unit 6 | | Parcel 6CO (Unit 6) |
| Nashville, TN 37209 | | |

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John S. Phipps, Jr. and wife, Martha B. Phipps** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Juliet Rose Garrison, unmarried** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Unit No. 6 as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to John S. Phipps, Jr. and Martha B. Phipps, by Warranty Deed from Winston Parris, M.D., dated September 2, 1993, of record in Book 9100, page 363, Register's Office for Davidson County, Tennessee.**

**This description is the same as was used in the last deed of record.**

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years constitute a lien, but are not yet due and payable.
2. The Master Deed of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, setback lines and easements.
3. Restrictive Covenants of record in Book 3642, page 417, Register's Office for Davidson County, Tennessee.
4. Agreement of record in Instrument No. 20031022-0156415, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 276 White Bridge Road, Unit 6, Nashville, Tennessee 37209.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $22,000.00.**

Juliet Rose Garrison
**Affiant**

**Subscribed and sworn to before me this 15th day of JUNE, 2005.**

James V. Ferrelli
**Notary Public**

**My Commission Expires:**_____

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15TH day of June, 2005.

John S. Phipps
JOHN S. PHIPPS, JR.

Martha B. Phipps BY ATTORNEY John S. Phipps
MARTHA B. PHIPPS

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John S. Phipps, Jr., with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15TH day of June, 2005.

James V. Ferrelli
Notary Public

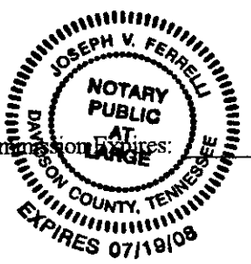
My Commission Expires:_____

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

On this 15TH day of June, 2005, before me personally appeared John S. Phipps, Jr., known to be the person who executed the foregoing instrument on behalf of Martha B. Phipps, pursuant to a Power of Attorney, and who acknowledged that he executed the foregoing instrument as the free act and deed of the said Martha B. Phipps.

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH day of June, 2005.




Joseph V. Ferrelli
Notary Public

My Commission Expires: _____