File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 46435
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/21/05 10:12 2 pgs
Fees:13.00 Taxes:826.95
20050621-0070902

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Paul Phillips Tiffany Phillips 8045 Claytie Circle Nashville, Tennessee 37221	Countrywide Home Loans 3011 Armory Drive Suite 120 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 141-15-D-094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$223,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James T. Lambros , unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Phillips and spouse, Tiffany Phillips** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of "Shefield" on the Harpeth, Phase II of record in Book 6900, pages 410 and 411, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James T. Lambros by deed from Paul L. Domenici and Frances R. Domenici of record in Doc. No. 20030828-0125304, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 410 and 411, said Register's Office, to which plan reference is hereby made fro a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 8505, page 598, Book 8747, page 97, Book 9313, page 806, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8045 Claytie Circle, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of June, 2005.

James T. Lambros

State of TENNESSEE

County of DAVIDSON

On this 17th day of June, 2005, before me the undersigned authority, personally appeared James T. Lambros, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $223,500.00

Affiant

Sworn and subscribed before me this the 20th day of June, 2005

My Commission Expires: _____

KRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public