McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Co.
5111 Maryland Way, Suite
Brentwood, TN 37027

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2005.

Notary Public
My commission expires:

02-0507-44125

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathleen Anne DeKam 7744 Porter House Drive Nashville TN 37211	New Owner	173-09-0-A-078

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James D. Phillips and Margaret K. Phillips, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kathleen Anne DeKam, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James D. Phillips and Margaret K. Phillips, husband and wife by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated April 29, 2003, of record in Instrument No. 20030507-0060878, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7744 Porter House Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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.

Davidson County DEEDWARR
Recvd: 07/22/05 08:35 2 pgs
Fees:13.00 Taxes:869.50
20050722-0085356

WITNESS my hand this 19th day of July, 2005.

James D. Phillips

Margaret K. Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Phillips and Margaret K. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 19th day of July, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/20/08

AMY LEATHERS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY