WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 184,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF AUGUST, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00924CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Barry W. Daniel	Countrywide Home Loans, Inc.	MAP:
308 Lynn Drive	P. O. Box 961206	Parcel:147-01 77.00
Nashville, TN 37211	Fort Worth, Texas 76161	

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

JOSHUA PHIPPS AND WIFE, EDILGRACE PECSON PHIPPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BARRY W. DANIEL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 308 Lynn 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee, and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Witness our hand on the 1st day of August, 2005.

Joshua Phipps

EdilGrace Pecson Phipps

Davidson County DEEDWARR
Recvd: 08/08/05 08:46 2 pgs
Fees:13.00 Taxes:684.13
20050808-0092891

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Collin

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JOSHUA PHIPPS AND EDILGRACE PECSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ Plano, Texas, this 1st day of August, 2005.

Notary Public _____

My Commission Expires: 12-27-08

RAMIN KORDI
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-27-08

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 353 ON THE PLAN OF CALDWELL HALL, SECTION III, OF RECORD IN BOOK 2900, PAGE 131, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA PHIPPS AND EDILGRACE PECSON BY WARRANTY DEED FROM MICHAEL J. COOPER AND LISA S. COOPER, RECORDED ON THE 6TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020606-0068745, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EDILGRACE PECSON HAS SINCE MARRIED AND IS NOW KNOW AS EDILGRACE PECSON PHIPPS

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

file # 05-00924CP