WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00** Affiant Subscribed and sworn to before me, this 29th day of July, 2005. Notary Public MY COMMISSION EXPIRES: NOV. 22, 2008 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/08/05 13:29 2 pgs
Fees:13.00 Taxes:462.50

20050808-0093361

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Piper	New Owner	094-01-O
(NAME)	(NAME)	(MAP)
809 South 13th Street		219.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we, Vernon Kent Unruh, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brandon Piper, Michael T. Phillips and wife, Margaret V. Phillips, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 144 and part of Lot No. 143 in Payne, Blakemore & Cummings Subdivision, as of record in Book 57, page 70, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

Said Lot 144 on said Plan fronts 50 feet on the East side of South 13th Street and runs back between parallel lines 150 feet to an alley; and said part of lot No. 143 on said Plan lying immediately adjacent thereto fronts about 42 feet on the east side of South 13th Street and runs back between parallel lines 150 feet to an alley, said Lot No. 144 and part of lot No. 143 contain about 92 feet on the east side of South 13th Street, included in the above description, but expressly excluded therefrom is the following described property conveyed by Charles E. Warren and wife, Hazel Dean Warren to the Nashville Housing Authority by deed of record in Book 3254, page 23, Register's Office for Davidson County, Tennessee.

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lots 143 and 144 of the Payne, Blakemore and Cummings Subdivision, Book 57, page 70, said Register's Office, to which plat reference is hereby made for a more complete description thereof.

Beginning at a point, said point being the Northwest corner of the intersection of Lenore Street and South 13th Street; thence along the Easterly margin of South 13th Street in a Northerly direction, a distance of 92 feet, more or less, to the Northerly margin of the above mentioned property; thence with a line in a Southwesterly direction a distance of 92.6 feet, more or less, to the Northerly margin of Lenore Street; thence with this Northerly margin in a Westerly direction a distance of 13 feet more or less, to the beginning and containing 552 square fee more or less.

BEING the same property conveyed to Vernon Kent Unruh by Special Warranty Deed from Federal National Mortgage Association dated October 11, 2001, of record in Instrument no. 20011022-0114707, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 809 South 13th Street, Nashville, Tennessee 37206

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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.

Witness my/our hand(s) this 29th day of July, 2005.

Vernon Kent Unruh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Vernon Kent Unruh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of July, 2005.

Notary Public

My Commission Expires: 9/22/2007

John M. Wells
Notary Public at Large
Davidson County, Tennessee