File Box 9-B
First Title & Escrow Co., Inc.
#24516

WARRANTY DEED

G-JP-05-6235

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert M. Brown, II		
Brownlee 6235 ~~Brownlee~~ Drive	(NAME) First Tennessee Bank	
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) 2525 West End Ave., #300 Nashville, TN 37203	115-11-81
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENDRA HOFF PHILLIPS, (FKA KENDRA HOFF) MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT M. BROWN, II AND REBECCA W. DAVIS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 301 ON THE PLAN OF WEST MEADE FARMS, INC., SECTION "L" AS OF RECORD IN BOOK 2133, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 301 FRONTS 135 FEET ON THE SOUTHERLY SIDE OF BROWNLEE DRIVE AND RUNS BACK 327 FEET ON THE EASTERLY LINE AND 369 FEET ON THE WESTERLY LINE, WHICH IS A BROKEN LINE, TO A DEAD LINE IN THE REAR, MEASURING 78 FEET THEREON.

The said John Phillips joins herein to convey any and all marital interest he may have in the above described property.

BEING THE SAME PROPERTY CONVEYED TO KENDRA HOFF, AN UNMARRIED PERSON, BY WARRANTY DEED FROM ROBERT A. WALLACE, RECORDED THE 2ND DAY OF AUGUST, 2002, IN INSTRUMENT NO. 20020802-0092793, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 2133, Page 53; Book 5582, Page 811; and Book 9881, Page 595; said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6235 Brownlee Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 2nd day of August, 2005.

Kendra Hoff Phillips

John Phillips

Davidson County DEEDWARR
Recvd: 08/10/05 14:17 2 pgs
Fees:13.00 Taxes:1572.13
20050810-0094922

STATE OF Tennessee
COUNTY OF Davidson

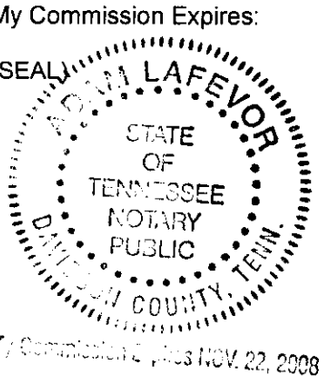
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kendra Hoff Phillips and John Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of August, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903