THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY One Belle Meade Place 4400 Harding Road, Suite 101 Nashville, Tennessee 37205 (615) 777-5400	

Address of new owner:

Nancy L. Phillips
2313 Woodmont Boulevard
Nashville, Tennessee 37215

Send Tax Bills to:

SAME

Map-Parcel Numbers

Map 117-10
Parcel 10

Davidson County DEEDWARR
Recvd: 09/19/05 08:19 4 pgs
Fees:22.00 Taxes:0.00
20050919-0111812

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between William Keith Phillips, hereinafter called the Grantor, and the Grantor's spouse, Nancy L. Phillips, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Nancy L. Phillips, the Grantor, William Keith Phillips, has bargained and sold, and by these presents does transfer and convey unto Nancy L. Phillips, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of September, 2005.

William Keith Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Keith Phillips, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of September, 2005.

JEFFREY MOBLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

Notary Public

My Commission Expires:

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, being a parcel of land fronting 200 feet on the southerly margin of Woodmont Boulevard, formerly Woodmont Avenue, being the westerly 170 feet of Lot No. 20 and a thirty foot strip of land adjoining thereto on the west thereof, in Block No. 4, on the Plan of "Woodmont Estates", as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, which land is more particularly described as follows:

BEGINNING at a point in the southerly margin of Woodmont Boulevard, formerly Woodmont Avenue, 123.7 feet westwardly from the northeast corner of Lot No. 20 in Block 4 on the plan of the "Woodmont Estates" and running thence south 7 degrees, fifteen minutes west 360 feet to the southerly margin of said Lot No. 20; thence westwardly along the southerly margin of said Lot No. 20, to the westerly margin of said Lot No. 20, and then continuing in the same line westwardly 30 feet to the westerly margin of Lot No. 16 in said Block No. 4; thence north 7 degrees 15 minutes east 360 feet to the southerly margin of Woodmont Boulevard; thence easterly along the southerly margin of said Woodmont Boulevard, 200 feet to the point of beginning. This tract of land includes the westerly 170 feet of Lot No. 20 and the thirty-foot strip of land lying between said Lot No. 20 and Lot No. 16 in said Block 4 on the Plan of "Woodmont Estates".

Being the same property conveyed to W. Keith Phillips and wife, Nancy L. Phillips, by deed from Chase A. Horton and wife, Janette H. Horton, of record in Book 8624, page 480, Register's Office for Davidson County, Tennessee.

This is improved property known as 2313 Woodmont Boulevard, Nashville, Tennessee 37215.