Dav. Co. File Box 8

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $307,000.00.

Subsribed and sworn before me this the 16th day of September, 2005.

(Affix Seal) DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public Comm. expires: 3/25/2006

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500724
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Jimmy Phillips and Seema Prasad
3524 Murphy Road
Nashville, TN 37205

Send tax bills to:
Capital Bank & Trust Company
1820 West End Avenue
Nashville, TN 37203

Map 104-5 Parcel 80

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,

Allison Lanquist , unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jimmy Phillips and Seema Prasad , joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the easterly 10 feet of Lot No. 2 and the westerly 45 feet of Lot No. 3 on the Map of Hardison & Young's Lots in West End Park, of record in Book 421, page 190, Register's Office for said County, described as follows:

Said parts of Lots Nos 2 and 3 adjoin and fronts together 55 feet on the northerly margin of Murphy Road and extends back between parallel lines 150 feet ot an alley.

Being the same property conveyed to Allison McAfee by Qauitclaim Deed dated August 8, 2003 and of record in Instrument Number 20030826-0123663, Register's Office of Daivdson County, Tennessee. Allison McAfee now known as Allison Lanquist.

Subject to taxes for the year 2005, and subsequent years. All matters shown of record in Book 57, page 135, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 3524 Murphy Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 16th day of September, 2005.

Allison Lanquist

9/16/05

Davidson County DEEDWARR
Recvd: 09/19/05 13:46 2 pgs
Fees:13.00 Taxes:1135.90
20050919-0112347

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 09/16/05.

My commission expires:

_____

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

_____
Notary Public