THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22210N

Davidson County DEEDWARR
Recvd: 10/17/05 14:41 2 pgs
Fees:13.00 Taxes:468.05
20051017-0125109

MAP/GROUP/PARCEL: 50-6/100

NEW OWNER'S NAME AND ADDRESS:
QUINCY LAJUAN PHILLIPS & LATOSHA T SANDERS-PHILLIPS
6841 NORTHBROOK DRIVE
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CARLENE S TAYLOR, and HUSBAND, NOBLE TAYLOR, hereinafter called Grantors, does hereby transfer and convey unto, LATOSHA SANDERS-PHILLIPS and HUSBAND, QUINCY LAJUAN PHILLIPS, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 11, on the Plan of Northbrook, Phase Two, Final Plat, as shown on plat of record in Plat Book 9700, page 769, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property known as 3841 NORTHBROOK DRIVE, Nashville, TN 37207.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20000224-0018253, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

NOBLE TAYLOR

CARLENE S TAYLOR

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, NOBLE TAYLOR and CARLENE S TAYLOR, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 12th day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $126,500.00.

AFFIANT

Sworn to and subscribed before me, this the 12th day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
9/30/06

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY