THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24800-10-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $152,663.00. Affiant Subscribed and sworn to before me this 21st day of October, 2005. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Brian Wilmhoff Phongsavanh Vongsamphanh 5915 Kinsdale Drive Nashville, TN 37211	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279	**Tax Information:** Map No.172.08-0 Parcel No. 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty R. Phillips White, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Wilmhoff, Unmarried and Phongsavanh Vongsamphanh, Unmarried**, as Joint Tenants with Right of Survivorship, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5915 Kinsdale Drive, Nashville, TN 37211 BRW BW BW

Subject property is not and never has been the principal residence of Ike White, spouse of Betty R. Phillips White.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of October, 2005.

Betty R Phillips White

Betty R. Phillips White

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Betty R. Phillips White**, 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, at office, this 21st day of October, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 10/27/05 14:53 2 pgs
Fees:13.00 Taxes:564.85

20051027-0130073

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Forest Acres Estates Section One, as of record in Plat Book 3700, page 2, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth M. Phillips and wife, Betty R. Phillips by deed dated May 16, 1969 from David L. Cochran and wife, Charlotte Cochran of record in Book 4334, page 581, Register's Office for Davidson County, Tennessee. Kenneth M. Phillips having died on August 28,2003 and Betty R. Phillips having remarried and is now known as Betty R. Phillips White.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 3874, page 704, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7597, page 817, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 3700, page 2, Register's Office for Davidson County, Tennessee.

BW PV