03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $55,925.00

Davidson County DEEDWARR
Recvd: 11/01/05 08:23 2 pgs
Fees:13.00 Taxes:206.92
20051101-0131637

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 24th day of October, 2005.

Notary Public
My commission expires: 02/22/09

03-0510-33155

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles W. Booker	GMAC Mortgage Corporation	81-15-7
1413 23rd Avenue North	100 Witmer Road	
Nashville TN 37208	Horsham, PA 19044-0963	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Antoine L. Frazier, devisee under the Last Will & Testament of Henrietta Phillips, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles W. Booker and wife, Shirley E. Booker, hereinafter called the Grantees, their successors and assigns, a 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. 2, on the Revised Plan of Fisk Park Revised, of record in Book 2331, Page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Washington Phillips and wife, Henrietta L. Phillips by deed from Ajax Development Company, dated August 22, 1956, of record in Book 2592, Page 51, Register's Office for Davidson County, Tennessee. Said William Washington Phillips a/k/a William W. Phillips died February 25, 1965. Said Henrietta L. Phillips a/k/a Henrietta Phillips died September 24, 1982. Subject property has been devised unto Antoine L. Frazier, pursuant to the Last Will and Testament of Henrietta Phillips, dated January 12, 1981, of record in Book 11008, Page 859. Also see the Order to Probate Will Without Administration of Estate, Docket No. 98P974, dated July 7, 1998, of record in Book 11008, Page 861, Probate Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1413 23rd Avenue North, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 24th day of October, 2005.

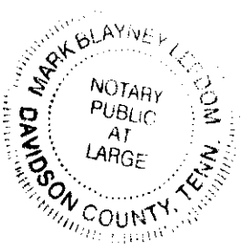
Antoine L. Frazier, devisee under The Last Will and Testament of Henrietta Phillips, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Antoine L. Frazier, devisee under the Last Will and Testament of Henrietta Phillips, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Brentwood, TN, this 24th day of October, 2005.

Notary Public
State of Tennessee at Large



My Commission expires 9/8/09