This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Adam Lee Semanchik
Gary L. Semanchik
4944 Darlington Drive
Nashville, TN 37211

SEND TAX BILL:

New Owner

Davidson County DEEDWARR
Recvd: 03/16/06 15:32 2 pgs
Fees:13.00 Taxes:913.90
20060316-0030715

MORTGAGEE:
PrimeTrust Bank
4930 Thoroughbred Lane
Brentwood, TN 37027

MAP AND PARCEL:
MAP 147-5
PARCEL 252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bryan J. Phillips and wife, M. Jennifer Phillips**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Adam Lee Semanchik and Gary L. Semanchik, as joint tenants with the right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Section II, Caldwell Country Estates, as of record in Plat Book 2663, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Bryan J. Phillips and wife, M. Jennifer Phillips, by deed from Delora Smith, Executrix of the Estate of Donna L. Farr, dated June 2, 1999, of record in Book 11575, page 70, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4944 Darlington Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

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

Witness our hands this 14 day of March, 2006.

Bryan J. Phillips

M. Jennifer Phillips

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Bryan J. Phillips and M. Jennifer Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14 day of March, 2006.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $247,000.00.

AFFIANT

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007

Subscribed and sworn to before me this 14 day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/07