(3A)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/06 09:30 2 pgs
Fees:13.00 Taxes:555.00

20060331-0036432

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2006

MARK R. SHARBER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires DEC. 21, 2009

THIS INSTRUMENT WAS PREPARED BY:
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southwood 69 (NAME)	(NAME)	MAP: 81-15
811, 812, 813 Monroe Street (ADDRESS)	SAME (ADDRESS)	PARCEL: 256.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Leslie Phillips and wife, Carolyn R. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southwood 69

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 part of Lot No. 12 on the Plan of Subdivision of Lots of the McGavock Estate, of record in Plan Book 1, Page 33, Chancery Court at Nashville, Tennessee.

Said part of Lot No. 12 begins at a point on Monroe Street, corresponding with the northeast corner of the drug store on the corner of Monroe Street and McLemore Street (now Nineth Avenue North); running thence eastwardly, with the southerly margin of Monroe Street, 48 feet 6 inches to the mutual corner of Lots 12 and 13 of said Plan; thence with the dividing line between said Lots Nos. 12 and 13 southerly 150 feet to an alley in the rear; thence with said alley, westwardly 38 feet 6 inches to a point; thence northwardly 150 feet to the beginning. In this conveyance it is intended to convey all of the bring building except the drug store on the corner as it was originally built.

For source of title reference is made to Instrument Number 20020912-0111489, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

This instrument is executed pursuant to Power of Attorney of record in Instrument Number 20030701-0090689, Register's Office for Davidson County, Tennessee.

John L. Phillips, Jr. and John Leslie Phillips being one and the same person.

Carolyn Phillips and Carolyn R. Phillips being one and the same person.

unimproved ( )
This is improved (X) property, known as 811, 812, 813 Monroe Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hand S this 30th day of March, 2006

John L. Phillips By Carolyn L Phillips Attny in Fact
John Leslie Phillips

Carolyn R. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn R. Phillips

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2006.

Commission expires _____

Notary Public

MARK R. SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires DEC. 27, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of March, 2006, before me, a Notary Public in and for said County and State, personally appeared Carolyn R. Phillips, known to me or satisfactorily proven to be the person whose name is subscribed as attorney in fact for John Leslie Phillips, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My commission expires: _____

MARK R. SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires DEC. 27, 2009

Notary Public