Davidson County DEEDWARR
Recvd: 04/04/06 08:12 2 pgs
Fees:13.00 Taxes:240.50

20060404-0037905

WARRANTY DEED

B-BHM-06-204

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane Phillips	First Horizon Home Loan	
204 East Avenue	(NAME) 1555 W. Walnut Hill Lane, Ste. 200	26-01-72.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Irving, TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JIMMIE C. CLAY, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DUANE PHILLIPS AND LINDA HOWARD, Joint Tenants with the Right of Survivorship, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 26 OF BLOCK "E" ON THE PLAN OF ROSCOE PLACE, GOODLETTSVILLE, TENNESSEE, AS OF RECORD IN BOOK 843, PAGE 72, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 26 FRONTS 50 FEET ON THE EASTERLY SIDE OF HUDSON AVENUE, NOW KNOWN AS EAST AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO W. C. CLAY AND WIFE, JIMMIE C. CLAY BY INSTALLMENT DEED FROM R. B. ELIZER AND WIFE, MARY S. ELIZER, RECORDED ON THE 10TH DAY OF October, 1962 IN DEED BOOK 3437, PAGE 129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said W.C. Clay having since died leaving Jimmie C. Clay as the surviving tenant by the entirety.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 204 East Avenue, Goodlettsville, Tennessee 37072
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of March, 2006.

Jimmie C. Clay

STATE OF Tennessee
COUNTY OF Davidson

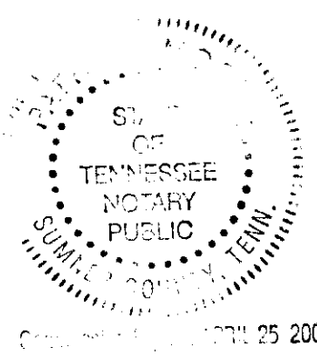
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmie C. Clay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of March, 2006.

Notary Public

My Commission Expires: 4-25-06

(SEAL)



APRIL 25 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903