39 B
1 of 2

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25326-04-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $169,900.00. Affiant Subscribed and sworn to before me this 28th day of April, 2006. Notary Public My Commission Expires: 5-24-2008

SANDI WILEE IRONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Shelia D. McCulloch 5506 Thalman Drive Brentwood, TN 37027	SunTrust Mortgage, Inc. 201 Fourth Ave N/7th Floor Nashville, TN 37219	Map No.161.09-0 Parcel No. 139.00

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, **Rachel L. Phillips, unmarried, as to an undivided 85% interest and Yvonne P. Kelly, David N. Phillips and Lisa Mathis as to an undivided 5% interest each,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelia D. McCulloch** ("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 5506 Thalman Drive, Brentwood, TN 37027

Subject property is not now and has never been the marital residence for Grantors Yvonne P. Kelly, David N. Phillips and Lisa Mathis.

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 28th day of April, 2006.

Rachel L. Phillips by Yvonne P. Kelly Attorney-in-Fact

Rachel L. Phillips, BY: Yvonne P. Kelly, Attorney-In-Fact pursuant to a power of attorney of record as Instrument No. 20050425-0045784, Register's Office for Davidson County, Tennessee

Yvonne P. Kelly

Rachel L. Phillips by David N. Phillips Attorney-in-Fact

Rachel L. Phillips, BY: David N. Phillips, Attorney-In-Fact pursuant to a power of attorney of record as Instrument No. 20050425-0045784, Register's Office for Davidson County, Tennessee

David N. Phillips

Lisa Mathis

Lisa Mathis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Yvonne P. Kelly and David N. Phillips and Lisa Mathis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2006.

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: 05/03/06 14:18 3 pgs
Fees:18.00 Taxes:628.63

20060503-0051380

STATE OF TENNESSEE, COUNTY OF DAVIDSON

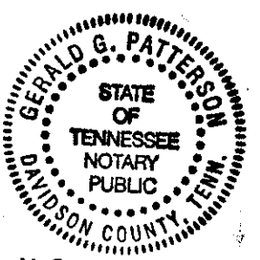
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yvonne P. Kelly and David N. Phillips,** with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained, and who further acknowledged that THEY are the Attorneys-in-Fact for the said **Rachel L. Phillips** and are authorized by the said **Rachel L. Phillips** to execute this instrument on HER behalf.

Witness my hand, at Office, this 28th day of April, 2006.

My commission expires:

_____

Notary Public



My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 54-B on the Plan of Lots 63, 64 and 65 Revised Zone Lot Division Lots 54, 55, 57, 58, 60, 63, 64, 65 and 66 Brentwood Meadows Section 3, as of record in Plat Book 6250, page 775, revising Book 6250, page 555, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Rachel L. Phillips by warranty Deed dated January 24, 1986 from GTS, Inc. of record in Book 6769, page 906, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20040624-0074768, the said Rachel L. Phillips conveyed an undivided 5% interest each unto Yvonne P. Kelly, David N. Phillips and Lisa Mathis.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6771, page 442, 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. All matters appearing on the Plan of record as Book 6250, page 555, revised in Book 6250, page 775, Register's Office for Davidson County, Tennessee.
4. Easement for transmission line of record in Book 1163, page 96 and Book 2448, page 622, Register's Office for Davidson County, Tennessee.
5. Road Maintenance Declaration recorded in Book 6617, page 423, Register's Office for Davidson County, Tennessee.