Davidson County DEEDWARR
Recvd: 05/25/06 10:34 2 pgs
Fees:13.00 Taxes:442.15

20060525-0061445

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $119,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2006.

Notary Public
My commission expires: 7/21/07

NOTARY PUBLIC AT LARGE
DAVIDSON TENN.

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-7648

15-0605-150710

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason C. Gunderson 2324 Maplecrest Drive Nashville TN 37214	Same as new owner	084-11-0-192.00

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, Barney Nicholas Phillips and Jane Ellen Phillips Esslinger, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason C. Gunderson Jason C. Gunderson, unmarried, 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. 177, on the Plan of Maplecrest Subdivision, of record in Book 1835, Page 27-28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George N. Phillips and Helen Florence Phillips by deed from Paul C. Wade and wife, Inez Wade, dated 9-10-56, of record in Book 2594, Page 425, Register's Office for Davidson County, Tennessee.

George N. Phillips having since died on January 20, 1984 and Helen Florence Phillips having since died on January 28, 2005, leaving an unprobated will devising the subject property to Barney Nicholas Phillips and Jane Ellen Phillips Esslinger, the Grantors herein. Grantors herein also being the only heirs at law of Helen Florence Phillips.

For further reference see Affidavit of Heirship dated May 22, 2006, of record as Instrument Number 20060525-0061442 Register's Office 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 2324 Maplecrest Drive, Nashville, TN 37214

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 22nd day of May, 2006.

Barney Nicholas Phillips by Jane Ellen Phillips Esslinger, his attorney in fact

Barney Nicholas Phillips, by
Jane Ellen Phillips Esslinger,
his attorney in fact

Jane Ellen Phillips Esslinger

Jane Ellen Phillips Esslinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for said county and state, Jane Ellen Phillips Esslinger, with whom I am personally acquainted or who proved her identity to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained and further acknowledged that she is the attorney in fact for Barney Nicholas Phillips and that she is authorized by Barney Nicholas Phillips to execute this instrument on his behalf.

Jennifer L. Wise

Notary Public

My commission expires _____

MY COMMISSION EXPIRES:
May 3, 2010

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY