PICK-UP

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDWARR
Recvd: 06/19/06 10:13 2 pgs
Fees:13.00 Taxes:1293.15
20060619-0072504

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $349,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of June, 2006.

Notary Public
My Commission Expires: 7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

26 17

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
John E. Phay, et ux 2806 Acklen Avenue Nashville, TN 37212	Same	Map 104-11 Parcel 4.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Somervell Linthicum, Jr. and wife, Diane Perpich** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **John E. Phay and wife, Leigh A. Pettis-Phay** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21, Block 3 on the Plan of Fairfax Place, as of record in Plat Book 547, pages 137 and 138, Register's Office for said County, to which plan reference is made for a more compete description.

Being the same property conveyed to Somervell Linthicum, Jr. and wife, Diane Perpich by deed from J. P. Parnell, unmarried of record in Instrument No. 20020308-0029488, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

This is improved property known as 2806 Acklen Avenue, Nashville, Tennessee 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2006, a lien, but not yet due and payable, which have been prorated the payment of which is assumed by the Grantees; and

2. Subject to all matters as shown on plat of record in Plat Book 547, Pages 137 and 138, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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 hands this 15 day of June, 2006.

Somervell Linthicum, Jr.

Diane Perpich

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 bargainors, **Somervell Linthicum, Jr.** and **Diane Perpich** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of June, 2006.

David A. Childress
Notary Public

My Commission Expires: 7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN