Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $115,500.00

Holly Christe
Affiant

Subscribed and sworn to before me, this 16th day of June, 2006.

Notary Public
My commission expires: 6/22/2010

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

05-0605-62884

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryan Joseph Phillips 829 Rose Park Drive Nashville TN 37206	OWNER	84-01-0-141

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, Madeline W. Flanders, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bryan Joseph Phillips and wife, Varsha Gocool, 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. 22, on the Plan of Rose Estates, Section I, of record in Book 3600, Page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Flanders and wife, Madeline W. Flanders by deed from Carl Batson and wife, Bettye Batson, dated June 8, 1964, of record in Book 3786, Page 187, Register's Office for Davidson County, Tennessee.
Charles W. Flanders having since died on August 2, 2003.

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 829 Rose Park Drive, Nashville, TN 37206

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.

Davidson County DEEDWARR
Recvd: 06/22/06 10:24 2 pgs
Fees:13.00 Taxes:427.35
20060622-0074547

WITNESS my hand this 16th day of June, 2006.

Madeline W. Flanders

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Madeline W. Flanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 16th day of June, 2006.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010