Davidson County DEEDWARR
Recvd: 06/26/06 10:57 2 pgs
Fees:13.00 Taxes:508.75

20060626-0075863

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of June, 2006.

Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 12/15/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Edgar G. Phillips, Sr., and wife, Janice B. Phillips

3128 Boulder Park Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
2100 Neelley Road
Pleasant Garden, NC 27313

MAP-PARCEL NUMBERS:

09615002900

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Erin G.Powell Wren, a married woman hereinafter referred to as Grantors, hereby transfers and conveys to Edgar G. Phillips, Sr., and wife, Janice B. Phillips, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 14 on the Plan of Hickory Bend, Section III, as of record in Plat Book 3600, page 42, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Erin G. Powell, unmarried, by Warranty Deed from Charlotte Meeker, a widow, of record in Instrument No. 20010928-0105083, Register's Office for Davidson County, Tennessee, dated September 25, 2001. Erin G. Powell is now married and now know as Erin G. Powell Wren, a married woman.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 3600, Page 42, Register's Office of said County.

Restrictive Covenants of record in Deed Book 3642, Page 478, Register's Office of said County.

Easement as shown of record in Deed Book 6356, Page 331, Register's Office for said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3128 Boulder Park 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 June, 2006.

Erin G. Powell Wren

James Wren joins in the conveyance to convey any and all martial interest he may have in subject property.

James Wren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Erin G. Powell Wren and James Wren0, 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 22nd day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

