ADDRESS NEW OWNER and
SEND TAX BILLS:
MICHAEL PHIPPS
4857 Rainier Drive
Old Hickory TN 37138

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
64 - 12 - 16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND DOLLARS ($95,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, W. WILSON CROOK, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to MICHAEL PHIPPS, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 286 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to W. Wilson Crook and wife, Ruth Carine Crook by deed dated September 5, 1980 of record in Book 5648, Page 743, Register's Office for Davidson County, Tennessee. Ruth Carine Crook having since died.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 4800 Cascade Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 08/02/06 08:47 2 pgs
Fees:13.00 Taxes:351.50
20060802-0093712

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 31 day of July, 2006.

W. WILSON CROOK

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, W. WILSON CROOK, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 31 day of July, 2006.

NOTARY PUBLIC

My Commission Expires:

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

AFFIANT

Subscribed to and sworn before me, this the 31 day of July, 2006.

NOTARY PUBLIC

My Commission Expires:

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989