Davidson County DEEDWARR
Recvd: 08/08/06 15:31 2 pgs
Fees:13.00 Taxes:832.50
20060808-0097508

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of July, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
Carl Phillips and Teresa Norris-Phillips, husband and wife

423 Old Towne Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

160160C070.00CO

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, Jason Eric Morales and Erin Kay Morales, Husband and wife hereinafter referred to as Grantors, hereby transfers and conveys to Carl Phillips and Teresa Norris-Phillips, husband and wife, 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:

Land in Davidson County, Tennessee, being unit 70 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 200011030109137 Register's office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason Eric Morales and Erin Kay Morales, Husband and Wife by Warranty Deed from Pulte Homes Tennessee Limited Partnership, A Tennessee Limited Partnership of record in Instrument # 20010503-0045471, Register's Office for Davidson County, Tennessee, dated 4/26/01.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat in Instrument # 200011030109137, Register's Office of said County.

Restrictions of record in Instrument # 200012140123057, Instrument # 200012140123058, Instrument # 200101190005975, Instrument # 200103280029845 and Instrument # 200412060144631, Register's office of 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 423 Old Towne Drive, Brentwood, TN 37027.

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 28th day of July, 2006.

Jason Eric Morales

Erin Kay Morales

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jason Eric Morales and Erin Kay Morales, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 28th day of July, 2006.

Witness my hand and official seal this 28th day of July, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY