WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/06 08:48 2 pgs
Fees:13.00 Taxes:370.00
20060831-0107422

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of August, 2006

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Troy Jones	new owner	071-08-0-330.00
502 East Trinity Lane		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eddie Phillips, also known as William Edward Phillips, and wife, Kimberly L. Phillips and Lisa Whittaker Hereford**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Troy Jones and Dorothy Jones, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 7 on the plan of Rawls Homes Corporation Subdivision, of record in Book 1130, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Included in the above description but expressly excluded there from is that parcel of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee from Marcelous Morris and wife, Anne Hall Morris of record in Book 6084, page 175, Register's Office for said County and described as follows:

Beginning at a point, being the northeastern corner of property belonging to Marcelous Morris, said point being common to Parcel 331 on Map 71-8, as recorded in Book 5167, page 179, Register's Office for Davidson County, Tennessee; thence westerly along the existing southern right of way line of East Trinity Lane, bearing N 84°47'06" W. 50 feet, more or less, to a point on the common property line of Parcels 330 and 329 on Map 71-8; thence along said property line, bearing S 5°12'54" W. 5 feet, more or less, to a point on the common property line of parcels 330 and 331 on Map 71-8; thence along said property line, bearing N 5°12'54" E. 5 feet, more or less to the point of beginning and containing therein an area of 250 square feet, more or less.

Being the same property conveyed to Avie C. Cude and William Edward Phillips, by deed from Thomas L. Kessler, on September 13, 1991, of record in Book 8443, page 917, Register's Office for Davidson County, Tennessee. And further conveyed to Avie C. Cude by Quitclaim deed from William Edward Phillips of record in Book 8469, page 575. The said Avie C. Rude having since died leaving property by Last Will and Testament to Eddie Phillips of record in Book 11149, page 784, said Register's Office. And further conveyed to Lisa Whittaker Hereford by Quitclaim Deed from William Edward Phillips on January 3, 2006 of record in Instrument Number 20060727-0090935, said Register's Office. William Edward Phillips and Eddie Phillips is one and the same person. The said Lisa Whittaker Hereford joins in this conveyance to convey any and all interest that she may have in said property.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 071-08-0-330.00.
- Subject to all matters as shown on the Plan of record in Book 1130, page 33, Register's Office Davidson County, Tennessee.

This is improved property known as: **502 East Trinity Lane, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 28, 2006.

William E. Phillips

Kimberly L. Phillips

Lisa Whittaker Hereford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Edward Phillips, Kimberly L. Phillips and Lisa Whittaker Hereford**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 28, 2006

My commission expires 8/17/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY