WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/06 13:15 2 pgs
Fees:13.00 Taxes:83.25

20060906-0110114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Linda Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 2006

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON TN

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark W. Phillips (NAME)	same (NAME)	MAP 105-5
1103 Summit Avenue (ADDRESS)	(ADDRESS)	PARCEL 232
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Southwood, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clark W. Phillips and wife, Teresa L. Phillips

HEREINAFTER CALLED THE 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. 86 on the Plan of Bransford Realty Company's Resubdivision of the North part of A. B. Hills Subdivision of the Plant Lands of record in Book 421, page 77, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Summit Avenue said point being the common corner of Lots 85 and 86 on the Plan of Bransford Realty Company's Subdivision of record in Book 421, page 77, said Register's Office; thence with the said margin of Summit Avenue South 84 deg. 39' East 40.0 feet to a point, said point being the common corner of Lots 86 and 87 of the Bransford Realty Company's Subdivision of record in Book 421, page 77, Register's Office for said County; thence with a line between Lots 86 and 87, South 9 deg. 23' West 150.0 feet to a point in the northerly margin of Alley No. 658; thence with the margin of the same North 84 deg. 39' West 30.0 feet to a point; said point being the common rear corner of Lots 85 and 86* North 5 deg. 34' East 149.62 feet to the point of beginning. *mentioned above; thence with with a line between said Lots 85 and 86

Being the same property conveyed to Southwood, Inc. by deed from B. R. Gross of record in Instrument No. 20040819-0100512 Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4220, page 723; Book 6236, page 263;

CONTINUED **

unimproved ( )
This is improved (X) property, known as 1103 Summit Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 1st day of September, 2006

Southwood, Inc.

By:
Gregory E. Wood, President

Gregory E. Wood CEO President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gregory E. Wood and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Southwood, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gregory E. Wood as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 1st day of September 2006.

My commission expires 3-24-09

Phyllis Keenan
Notary Public

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

continued**
and Book 6277, page 683, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 421, page 77, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

RETURN TO:

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214