Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $124,500.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 2006.

Notary Public
My commission expires: May 22, 2010

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/19/06 08:00 2 pgs
Fees:13.00 Taxes:460.65
20061019-0129541

07-0610-83046

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicholas S. Phillips 1044 Brittany Park Drive Antioch TN 37013	Capital Bank & Trust 1808 West End Ave. #600 Nashville, TN 37203	162-12-A-96.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lana Sue Rose, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nicholas S. Phillips, unmarried and Pamela Ruby, unmarried**, hereinafter called the Grantees, their successors 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 Lot No. 96, on the Plan of Brittany Park, Phase 1B, First Revision, of record in Book 9700, Page 610, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lana Sue Rose, unmarried by deed from Carlton Enterprises, Inc., dated 6-5-98, recorded 6-9-98, of record in Book 10968, Page 661, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as **1044 Brittany Park Drive, Antioch, TN 37013.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of October, 2006.

Lana Sue Rose

Lana Sue Rose

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lana Sue Rose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 18th day of October, 2006.

State of Tennessee at Large

My Commission expires 5/22/10

