THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Commerce Union Title, LLC** **105 Westpark Drive, Suite #195** **Brentwood, TN. 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $156,000.00. Affiant Subscribed and sworn to before me this 19th day of January, 2007. Notary Public My Commission Expires: 03/03/2007 Davidson County DEEDWARR Recvd: 01/22/07 11:15 2 pgs Fees:13.00 Taxes:577.20 20070122-0008354

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David C. Stein 242 Sunrise Avenue Nashville, TN 37211	Same	Map No.133.02-0 Parcel No. 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caleb Phillips**, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David C. Stein, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 242 Sunrise Avenue, Nashville, TN 37211

Amy B. Phillips joins in this conveyance to convey any and all marital interest she may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of January, 2007.

Caleb Phillips

Amy Phillips

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Caleb Phillips and Amy Phillips** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2007.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of William Lee Subdivision of Roth Property as of record in Plat Book 1130, page 67, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Caleb Phillips, a married man by deed dated 07/10/2001 from J. Adam White, a married man of record in Instrument No. 20010717-0075637, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 67, Register's Office for Davidson County, Tennessee.