THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1017

Davidson County DEEDWARR
Recvd: 01/31/07 15:17 2 pg
Fees:13.00 Taxes:1665.00
20070131-0013022

Property Address: 4000 Brush Hill Road, Nashville, TN 37216

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carl H. Smith and Vada A. Smith, Trustees, of the Carl H. Smith and Vada A. Smith Revocable Living Trust dated January 30, 2003**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Micah Phillips and Jessica Phillips, Husband and Wife** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being the northerly 120 feet front and 120 feet, more or less, rear of Lot No. 6 Block "J" and 25 feet strip of abandoned road between lots 6 & 7 of Block "J" shown on the unrecorded map of Jackson Park River Section as set out on survey by W.B. Southgate, Surveyor dated April 1931 and being more particularly described as follows according to a boundary survey Ragan-Smith Associations, Inc., dated June 21, 1993, Job No. 93-090, Beginning at an existing iron pin at the end of rock wall on the easterly right-of-way line of Brush Hill Road said pin being the southwest corner of Lot No. 7 on the above-noted plan and the northwest corner of 25 feet abandoned road; thence with the common line between the south line of Lot No. 7 and the north line of 25 ft abandoned road 588 degrees 18'59" E 339.0 ft to an iron pin set at the southeast corner (by deed) of Lot No. 7 and being the northeast corner of herein described tract, said pin also being on the westerly bank of the Cumberland River; thence with the westerly bank of Cumberland River and the easterly line of lots as set out on plan by W.B. Southgate and crossing the end of 25ft abandoned road 517 degrees 19'52" E 27.71 ft to the point at the original northeasterly corner of Lot No. 6; thence continuing with the westerly bank of the Cumberland river and the easterly line of Lot No. 7, 525 degrees 45'21" E 122.02 feet to a point. Said point being N 27 degrees 45'21" W 34.68 feet from the original easterly corner of Lots 5 & 6 as measured along the easterly line of Lot No. 6; thence with the line parallel to and 30 feet North of the common line between Lots 5 & 6 N 89 degrees 00'32" W passing a witness iron pin set on top of bank at 25.0 feet, a total of 354.89 feet to an existing iron pin on the easterly ROW line of Brush Hill Road; thence with the easterly ROW line of Brush Hill Road and with old rock wall N 19 degrees 31'00" W 146.92 feet to the point of beginning and containing 46,597 sq Feet or 1.070 acres.

Included in this conveyance is an Ingress/Egress Easement of record in Book 4637, Page 538, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Carl Howard Smith and Vada A. Smith, dated March 24, 2003, and recorded March 24, 2003, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20030324-0038405.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 26th day of January, 2007.

X Carl H. Smith, Trustee {Seal}
Carl H. Smith, Trustee

Vada A. Smith, Trustee {Seal}
Vada A. Smith, Trustee

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 26th day of January, 2007, before me the undersigned officer, personally appeared Carl H. Smith and Vada A. Smith, Trustees of the Carl H. Smith and Vada A. Smith Revocable Living Trust dated January 30, 2003, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 1-23-2011

Grantors' Name, Address, Phone:
Carl H. Smith, Trustee and Vada A. Smith, Trustee

Grantees' Name, Address, Phone:
Micah Phillips and Jessica Phillips
4000 Brush Hill Road
Nashville, TN 37216

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 26th day of January, 2007.

Notary Public
My Commission expires: 8/10/10

AMANDA MINOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MAP AND PARCEL NO. 62-9-29

SEND TAX STATEMENTS TO:

Realty Mortgage Corp
7000 Executive Center Dr
Suite 200
Brentwood TN 37027