(2)

Davidson County DEEDWARR
Recvd: 03/02/07 15:38 2 pgs
Fees:13.00 Taxes:331.15

20070302-0026250

Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $89,500.00

Affiant

Subscribed and sworn to before me, this 27 day of February, 2007.

Notary Public
My commission expires: 9-19-09

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin G. Wright 217 Timberway Drive, Unit 164 Nashville, TN 37214	New Owner	108-07-0-B-16400CO

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, Charles Phillips and Wilda Phillips, Sole Heirs at Law of Rosalie Phillips, Deceased, and Charles Phillips, Wilda Phillips and Joseph Reinlein, Co-Adminstrators of the Estate of Rosalie Phillips, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benjamin G. Wright and wife, Tene S. Wright, 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:

A CERTAIN CONDOMINIUM Apartment in Davidson County, Tennessee, being Unit No. 164 of Timber Lake Condominiums, a horizontal property regime created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee code Annotated, as shown on plat of Timber Lake Condominiums of record in Plat Book 6250, Page 219, and Plat Book 5200, Page 342, Register's Office for said County, and described in a Master Deed recorded in Book 6549, Page 475, and by Instrument of Clarification at Book 6561, Page 141, and by Instrument of Correction to Master Deed of record in Book 7153, Page 617, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Timber Lake Condominiums contained in the Master Deed and By-laws appended thereto recorded in Book 6549, Page 475, by Instrument of clarification in Book 6561, Page 141, and by Instrument of Correction in Book 7153, Page 617, and By-laws in Book 6549, Page 520, said Register's Office, are incorporated in this deed by reference and made a part hereof as if copied herein verbatim.

BEING the same property conveyed to Rosalie Phillips by deed from John M. Tudor and wife, Randle B. Tudor, dated 6/30/95 of record in Book 9720, Page 959, Register's Office for Davidson County, Tennessee. Rosalie Phillips died intestate on 11/27/06 leaving Charles Phillips and Wilda Phillips as her sole surviving heirs at law. Reference made to Estate of Rosalie Phillips, Docket No. 07P7, Seventh Circuit Court for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 217 Timberway Drive, Unit 164, Nashville, TN 37214.

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 10 day of February, 2007.

Charles Phillips, Heir

Wilda Phillips, Heir

Charles Phillips, Co-Administrator

Wilda Phillips, Co-Administrator

Joseph Reinlein, Co-Adminstrator

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Phillips and Wilda Phillips, 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 Louisville, KY, this 10 day of February, 2007.

TAMARA SHELLEY NOTARY PUBLIC STATE AT LARGE, KY

Notary Public

My Commission expires 3/6/07 3/6/07

STATE OF KENTUCKY
COUNTY OF Jefferson Jefferson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Phillips, Wilda Phillips and Joseph Reinlein, Co-Administrators of the Estate of Rosalie 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 in the capacity and for the purposes therein contained.

Witness my hand in Louisville, KY, this 10 day of February, 2007.

My Commission Expires: 3/6/07
3/6/07

Notary Public

TAMARA SHELLEY NOTARY PUBLIC STATE AT LARGE, KY

Original signed twice in some places on the same date-once in black and once in blue ink