Return To:
Cornett Title Services
9005 Overlook Boulevard
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/07/07 09:46 2 pgs
Fees:13.00 Taxes:1524.03
20070307-0028012

~~RECORD AND RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)45128

WARRANTY DEED

Julian C. Cornett
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$411,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **1st DAY OF MARCH, 2007.**

Notary Public

MY COMMISSION EXPIRES: 5-24-10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JENNIFER L. WILBECK et vir **600 Cherry Glen Circle** **Nashville, TN 37215**	New Owner	**131-6-H-2** **7DA 93166**

FOR AND IN 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, MICHAEL J. PHILPS and wife, KATHLEEN PHILPS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER L. WILBECK and husband, JAMES C. WILBECK**

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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Final Plat of Phase 1, Village of Cherry Glen, a planned unit development, of record in Book 9700, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael J. Philps and wife, Kathleen Philps by Warranty Deed from Cherry Glen Partners, L.P., a Tennessee limited partnership, of record in Book 10344, page 634, Register's Office for Davidson County, Tennessee.

This is improved property known as 600 Cherry Glen Circle, Nashville, Tennessee 37215

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 our hands this 1st day of March, 2007.

MICHAEL J. PHILPS

KATHLEEN PHILPS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL J. PHILPS and wife, KATHLEEN PHILPS, the bargainors, 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 and official seal at Nashville, Tennessee, this 1st day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010