Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

Return to:

TALBOTT
TITLE & ESCROW, LLC
213 Ward Circle, Brentwood, TN 37027
Phone (615) 661-8099
Fax (615) 661-8477

01-0702-25001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

SPENCER R. TALBOT NOTARY PUBLIC LARGE DAVIDSON COUNTY TN

Subscribed and sworn to before me, this 2 day of March, 2007.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
William N. Phillips 408 Springtime Court Antioch TN 37013	Homecomings Financial 2101 Rexford, Suite 250W Charlotte, NC 28211	150-07-0-146.00

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, **Lanie M. Miller, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William N. Phillips and wife, Kelli K. Phillips**, 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. 127, on the Plan of The Country, Section 4-A, of record in Plat Book 5200, Pages 138-139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lanie M. Miller, unmarried by deed from Gerald R. Chase, married and David R. Chase, unmarried, dated March 16, 2001, recorded March 19, 2001, of record in Instrument Number 20010319-0025880, 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 408 Springtime Court, 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.

Davidson County DEEDWARR
Recvd: 03/19/07 12:09 2 pgs
Fees:13.00 Taxes:462.50

20070319-0032928

WITNESS my hand this 2nd day of March, 2007.

[redacted]

STATE OF ARKANSAS
COUNTY OF [redacted]

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

Witness my hand in this [redacted] day of March, 2007.

Teresa Leigh Pace
[redacted]

My Commission expires : 7-1-10

