Return to:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Christy Phillips
7124 Holt Run Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
World Savings, Bank
12700 Military Trail
Boynton Beach, FL 33436

MAP 180-3A
GROUP
PARCEL 84

Davidson County DEEDWARR
Recvd: 04/09/07 15:04 2 pg:
Fees:13.00 Taxes:1322.75
20070409-0041980

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Daniel P. Zoeller and Tamra L. Zoeller, Co-Trustees of The D.P. Zoeller Family Revocable Living Trust, u/a dated July 26, 2006 and Daniel P. Zoeller and wife, Tamra L. Zoeller** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brenton L. Phillips and Chasity Phillips**, hereinafter called the GRANTEE, her 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. 46 on the Plan of Stone Creek Park, Section 2B, of record in Plat Book 9700, page 793-794, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The D.P. Zoeller Family Revocable Living Trust by deed from Daniel P Zoeller and wife, Tamara L. Zoeller of record in 20060725-0089408, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **7124 Holt Run Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **30th** day of **March, 2007.**

Daniel P Zoeller, Individually & as Co- Trustee

Tamra L. Zoeller, Individually & as Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daniel P Zoeller, Individually and as Co-Trustee of The D.P. Zoeller Family Revocable Living Trust**, and **Tamra L. Zoeller, Individually and as Co-Trustee of the D.P. Zoeller Family Revocable Living Trust,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2007.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is . $357,500.00

AFFIANT

Subscribed and sworn to before me on this 30th day of March, 2007.

~~Rebecca T. Garland~~
NOTARY PUBLIC

My Commission Expires: ~~5/23/2009~~ 1/23/10

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON