Davidson County DEEDWARR
Recvd: 06/25/07 12:47 2 pgs
Fees:13.00 Taxes:469.90
20070625-0075599

RETURN TO:
VICTORY TITLE & ESCROW, LLC
595 President Pl., Ste 203
Smyrna, TN 37167
VT0750016 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$128,900.00~~ $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the ~~21st~~ 22nd day of June, 2007

Notary Public

MY COMMISSION EXPIRES: 11-04-08

ELAINE MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1468 WEXFORD DOWNS LANE, NASHVILLE, TN 37211

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT ALLEN PHILLIPS **87 SCOBEY DRIVE** **NASHVILLE, TN 37210**	WORTHINGTON MTG. GROUP 4040 BALMORAL DRIVE HUNTSVILLE, AL 35801	**106-14-0-191.00**

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,

SEAN M. DAINGERFIELD and wife, KAREN D. DAINGERFIELD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT ALLEN PHILLIPS, a married person

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. 107 on the Map of Raymond Heights, of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 107 fronts 112 feet on the south side of Scobey Drive and runs back between lines 101.8 feet on the west line and 117.8 feet on the east line to a dead line in the rear, upon which it measures 118 feet.

Being the same property conveyed to Sean M. Daingerfield and wife, Karen D. Daingerfield by Warranty Deed from Rickey Allen and wife, Vina M. Allen, dated 1-31-07 and recorded 2-9-07 in Instrument Number 200702090017051, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **87 SCOBEY DRIVE, NASHVILLE, TN 37210**
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 ~~21st~~ 22nd day of June, 2007.

Sean M. Daingerfield

SEAN M. DAINGERFIELD

Karen D. Daingerfield

KAREN D. DAINGERFIELD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SEAN M. DAINGERFIELD and KAREN D. DAINGERFIELD the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this ~~21st~~ 22nd day of June, 2007.

Commission Expires: 11-04-07

Notary Public

DIANE MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2007.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2007, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 2007.

Commission Expires:_____

_____
Notary Public