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Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
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Davidson County DEEDWARR
Recvd: 06/26/07 14:18 2 pgs
Fees:13.00 Taxes:532.80
20070626-0076342

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $144,000.00

Judy L. Lewis
Affiant

Subscribed and sworn to before me, this 26th day of June, 2007.

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My commission expires: ~~02/24/08~~ 05/03/2008

06-0706-72755

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brian Phillips 509 Anderson Lane Madison TN 37115	Bank of America, NA PO Box 17404 Baltimore, MD 21297-1404	043-06-0 003.00

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, Janice Imlay, now known as Janice Imlay Weimer, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Brian Phillips, a single man, hereinafter called the Grantee, his 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 part of the easterly portion of Lot No. 30, on the revised Plan of The Dixie Pure Food Company's Subdivision, of record in Book 332, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said property the southwesterly front corner of which is located eastwardly 225.0 feet from the easterly margin of Pierce Road, fronts 148.0 feet, more or less, on the easterly line and 240.0 feet, more or less, on the westerly line to a dead line in the rear, measuring 158.0 feet, more or less, thereon.

Being the same property conveyed to Bruce Fetter and Janis Imlay, both unmarried by deed from James R. Myers and wife, Billie J. Myers, dated April 15, 1997, recorded April 21, 1997, of record in Book 10423, Page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janice Imlay by Quitclaim Deed from Bruce Fetter dated October 17, 1997, recorded October 20, 1997, of record in Book 10651, Page 538, 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 509 Anderson Lane, Madison, TN 37115

David C. Weimer, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

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 _____ day of June, 2007.

Janice Imlay Weimer

David C. Weimer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice Imlay and husband, David C. Weimer, 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 Mt. Juliet, TN, this 22 day of June, 2007.

~~Kathleen Tomlinson~~
Jean K. Peterson

My Commission expires ~~02/24/08~~
01-15-08

JEAN K PETERSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN
My Commission Expires Jan 15, 2008