Davidson County DEEDWARR
Recvd: 07/05/07 13:26 2 pgs
Fees:13.00 Taxes:464.35

20070705-0080088

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$125,500.00** (One Hundred Twenty Five Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 29th day of June, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES: 6/5/11 (NOTARY SEAL)

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 5, 2011

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Clifton P. Phillips 4906 Kentucky Avenue Nashville,TN 37209	U.S. Bank, N.A. 4801 Frederica Street Owensboro, KY 42301	091-07-0-176.00

WARRANTY DEED

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, I/WE, **LAURA MOORE**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CLIFTON P. PHILLIPS**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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 part of Lot No. 805 and 811 and all of Lot 807 and 809, on the Plan of Block 141 West Nashville, as shown on plat of record in Plat Book 57, page 74 and 75, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said property fronts together 70 feet on the North of Kentucky Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Laura Moore in Instrument 20030701-0090843 recorded 7/1/2003, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4906 KENTUCKY AVENUE** **NASHVILLE,TN37209**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 29th day of June, 2007

Laura Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of June, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Laura Moore** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of June, 2007.

Notary Public

Commission Expires: 4/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 5, 2011

LTSR Number:

GTE File: 2007