Return To: *PLANTATION TITLE, LLC* *7620 Highway 70 S, S-214* *Nashville, TN 37221*	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $187,900.00. X _____ Affiant Subscribed and sworn to before me, this the 28th day of June, 2007. _____ Notary Public My commission expires: 7-19-09

Davidson County DEEDWARR
Recvd: 07/06/07 09:10 2 pgs
Fees:13.00 Taxes:695.23
20070706-0080510

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paula L. Phillips	First TN Home Loans	126-15-B-249.00 CO
7124 Commonwealth Cir	STE 200 1555 W. Walnut Hill Lane	
Nashville, TN 37221	Irving, TX 75038	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Adam Bernick and wife, Laura Bernick

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paula L. Phillips and husband, James D. Phillips

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 140 on the Plan of Lexington Pointe Subdivision, Section Three, of record in Instrument 200201160006331, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adam Bernick and wife Laura Bernick by deed from Louis Millionis and wife Erin Millionis of record in Instrument 20050531006116, said Register's Office, dated May 26, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (X) unimproved ( ) property known as 7124 Commonwealth Cir, Nashville, TN 37221.

126-15-B-249.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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 in 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. 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/OUR HANDS EFFECTIVE AS OF June 28, 2007:

Adam Bernick

Laura Bernick

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Adam Bernick and Laura Bernick, the within named Grantor(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, at office, this the 28th day of June, 2007.

Notary Public

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 28th day of June, 2007.

Notary Public

My Commission Expires:_____

20071264R