This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $147,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of July, 2007.

Notary Public
My commission expires: 11/14/09

Davidson County DEEDWARR
Recvd: 07/31/07 10:47 2 pgs
Fees:13.00 Taxes:543.90

20070731-0090637

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Katherine F. Sachs 1119 Ardee Avenue Nashville, TN 37216	Taylor, Bean & Whitaker Mtg. Corp. P.O. Box 628204 Orlando, FL 32862-8204	61-15-98

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven N. Phillips, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Katherine F. Sachs, as an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8, of Block "C", as shown on the map entitled Resubdivision of Sunnymeade Unit No. 1 and Subdivision of Sunnymeade Unit No. 2, of record in Plat Book 974, page(s) 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEVEN N. PHILLIPS, married, by deed from CORNERSTONE INVESTMENTS, INC., of record as Instrument No. 20060829-0106869, dated August 25, 2006, recorded August 29, 2006, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1119 Ardee Avenue, Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 23rd day of July, 2007.

Steven N. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven N. Phillips, 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 and official seal this 23rd day of July, 2007.

My commission expires:

11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

After Recording
Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
4 2995
18b