Davidson County DEEDWARR
Recvd: 08/02/07 12:25 2 pgs
Fees:13.00 Taxes:666.00

20070802-0091981

WARRANTY DEED

ET-07-0433

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Jacanin	New Owner	
5 Waters Avenue	(NAME)	83-7-18
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD H. PHILLIPS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES M. JACANIN, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 58 FEET FRONT OF LOT NO. 9 AND THE WEST 9 FEET OF LOT NO. 8 ON THE MAP OF GEORGE C. WATERS ADDITION AS OF RECORD IN BOOK 161, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS 8 AND 9 ADJOIN AND FRONT TOGETHER 67 FEET ON THE NORTH SIDE OF WATERS AVENUE AND RUN BACK BETWEEN LINES 160 FEET TO A 12 FOOT ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO DONALD H. PHILLIPS, UNMARRIED BY WARRANTY DEED FROM FREDERICK GEORGE HIBBERT AND WIFE, THERESA S. HIBBERT, RECORDED ON THE 4TH DAY OF OCTOBER, 1993 IN BOOK 9102, PAGE 602, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 161, page 141; Instrument No. 20070726-0089021; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5 Waters Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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 hand(s) this 31st day of July, 2007.

Donald H. Phillips

STATE OF Tennessee
COUNTY OF Wilson

On this the 31st day of July, 2007, before me personally appeared Donald H. Phillips, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2007.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-16-07



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520