State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 118,200.00

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2007

Notary Public

My Commission Expires: 7-25-09

Box 13
~~RETURN TO~~:
13531

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:
Bonnie Phillips
1520 Mohawk Trail
Nashville, TN 37115

SEND TAX BILLS TO:
Primary Residential Mortgage
4750 West Wiley Post Way #200
Salt Lake City, UT 84116

MAP & PARCEL:
63-2-24

Davidson County DEEDWARR
Recvd: 08/03/07 15:39 2 pgs
Fees:13.00 Taxes:437.34
20070803-0092929

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Jancie D. Clark n.k/a Jancie D. Stallworth** said Grantor does hereby bargain, sell, transfer and convey unto **Bonnie Phillips, unmarried and Margaret B. Phillips, unmarried** hereinafter called the Grantees, 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. 113, on the Plan of Nawaka Hills, Powwow Addition, Section 4, as shown on plat of record in Plat Book 974, page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Janice D. Clark by Deed of record in Book 10273, Page 569 recorded 11/27/1996, Register's Office for Davidson County, Tennessee. JANCIE D. CLARK N.K.A. JANCIE D STALLWORTH.

Said Daryle L. Stallworth joins his wife for the purpose of conveying any marital interest he may have in subject property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 1520 Mohawk Trail, Nashville, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant with the said GRANTEES 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 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 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 27th day of July, 2007.

Janice D. Clark k/n/a Janice D. Stallworth

Daryle L. Stallworth

STATE OF TENNESSEE
COUNTY OF Robertson

On this 27th day of July, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Janice D. Clark k/n/a Jancie D. Stallworth and Daryle L. Stallworth to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of July, 2007.

Darlene Edwards
Notary Public

My Commission Expires: 11-25-07

