Davidson County DEEDWARR
Recvd: 08/14/07 12:49 2 pgs
Fees:13.00 Taxes:640.10
20070814-0097110

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

JO ANN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 2007.

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Eric C. Gainey and Shasta Gainey	Franklin American Mtg Comp.	Map:175-8-4 Parcel:
(NAME) 4801 Hickory Way	(NAME) 501 Corporate Centre Dr. Ste 400	Map: Parcel:
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 07030266

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT W. PHILLIPS JR. and wife, BELINDA M. PHILLIPS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ERIC C. GAINEY AND WIFE, SHASTA GAINEY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Section One, Hickory Woods East, of record Plat Book 6900, page 510, 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 ROBERT W. PHILLIPS, JR., UNMARRIED, by deed from BANK ONE, NATIONAL ASSOCIATION , AS TRUSTEE, of record Instrument No. 20050601-0061348, dated April 20, 2005, said Register's Office.

This is improved property known as 4801 HICKORY WAY, Antioch, Tennessee 37013

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 and assigns, forever. We do covenant with 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 otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

FILE BOX 4F

Witness our hands this 17th day of May, 2007.

ROBERT W. PHILLIPS JR.

STATE OF TENNESSEE

COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT W. PHILLIPS JR. the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 17 day of May, 2007

NOTARY PUBLIC

My Commission expires: **MY COMMISSION EXPIRES: June 29, 2010**

ADAM D. EWING STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

BELINDA M. PHILLIPS

STATE OF TENNESSEE

COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BELINDA M. PHILLIPS the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 17 day of May, 2007

NOTARY PUBLIC

My Commission expires: **MY COMMISSION EXPIRES: June 29, 2010**

ADAM D. EWING STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY