CHRIS A. REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

P-07-5108

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steven N. Phillips | COUNTRYWIDE BANK, FSB (NAME) | |
| 5108 Hilson Rd. | 3011 ARMORY DR., STE. 120 (ADDRESS) | 161-07-0-021.00 |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | NASHVILLE TN 37204 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ZANE R. CHUMLEY, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEVEN N. PHILLIPS AND AMY PHILLIPS, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot NO. 27 on the Plan of McMurray Woods, Section II, of record in book 3300 page 17, Register's Office for said County, as follows:
Said Lot NO. 27 fronts 250 feet on the north-easterly side of Hilson Road and extends back 218 feet on the northwesterly line and 240 feet on the southeasterly line to a dead line measureing 88.6 feet thereon.
Being the same property conveyed to Zane R. Chumley, unmarried by Deed dated September 29, 1999 in book 11691 page 477, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 5108 Hilson Rd., Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 08/28/07 14:33 2 pgs
Fees:13.00 Taxes:728.90

20070828-0103326

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; and we do covenant 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 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 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/our hand(s) this 27th day of August, 2007.

Zane R. Chumley

STATE OF TENNESSEE

COUNTY OF Davidson

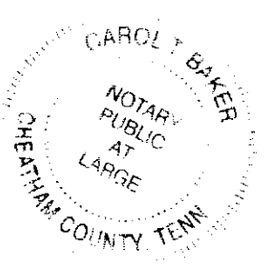
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zane R. Chumley, unmarried
the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of August, 2007.

Notary Public

My Commission Expires: 2/15/09

(SEAL)




**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800