Space reserved for recording information:

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20071002-0117119

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2007.

(Affix Seal) Notary Public

My Commission Expires: 7-24-10

Preparer's File #-07I0518

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jamina T. Carder 1500 Gartland Avenue Nashville, TN 37206	Taylor, Bean & Whitaker Mortgage Corp. 1417 North Magnolia Avenue Ocala, FL 34475	83-9-347

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GARY B. PHILLIPS AND WIFE, MARGARET A. PHILLIPS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMINA T. CARDER, unmarried 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 lot No. 74 on the Plan of the Lindsley 29 acres tract of land, as of record in Plat Book 57, page 66, Register's Office for said County.

Said Lot No. 74 fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gary B. Phillips and wife, Margaret A. Phillips by deed from Micah A. Phillips and Jessica H. Phillips of record in Instrument No. 20070124-0009752, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **1500 Gartland Avenue, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **28th** day of **September**, **2007**:

Gary B. Phillips by Micah Phillips attorney-in-fact

Margaret A. Phillips by Micah Phillips attorney-in-fact

State of Tennessee
County of Williamson

On this 28th day of September, 2007, before me personally appeared *Gary B. Phillips and Margaret A. Phillips, by Micah Phillips, as their Attorney In Fact*, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *Gary B. Phillips and Maraget A. Phililps*, and who acknowledged that such person executed the same as the free act and deed of *Gary B. Phillips and Maraget A. Phililps*.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 06/29/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON