Davidson County DEEDWARR
Recvd: 02/13/08 10:11 2 pgs
Fees:13.00 Taxes:1135.90

20080213-0014415

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRE-08-8460

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Pepper	CITYLIFE LENDING GROUP, LLC	
8460 Old Charlotte Pike	8480 Stagecoach Circle	
Nashville, TN 37143	FREDERICK, MD 21701	113-1.00
(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 RAMONA PHILLIPS, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TROY PEPPER, 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 LYING IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON ROD SITUATED IN THE NORTHERLY MARGIN OF OLD CHARLOTTE PIKE, SAID POINT BEING THE SOUTHWEST CORNER OF THE JEFFERY K. AND SUSAN J. CURTIS PROPERTY OF RECORD IN BOOK 11646, PAGE 968, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THENCE, ALONG SAID ROAD, SOUTH 61 DEG. 48 MIN. 08 SEC. WEST, A DISTANCE OF 47.46 FEET TO AN IRON ROD; THENCE, ALONG SAID ROAD, SOUTH 74 DEG. 11 MIN. 41 SEC. WEST, A DISTANCE OF 102.30 FEET TO AN IRON ROD; THENCE, ALONG SAID ROAD, SOUTH 86 DEG. 00 MIN. 14 SEC. WEST, A DISTANCE OF 116.44 FEET TO AN IRON ROD; THENCE, NORTH 88 DEG. 19 MIN. 25 SEC. WEST, A DISTANCE OF 129.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, ALONG SAID ROAD, NORTH 88 DEG. 19 MIN. 25 SEC. WEST, A DISTANCE OF 97 27 FEET TO AN IRON ROD; THENCE, LEAVING SAID ROAD, NORTH 83 DEG. 13 MIN. 26 SEC. WEST, A DISTANCE OF 187.62 FEET TO AN IRON
ROD; THENCE, LEAVING SAID ROAD, NORTH 01 DEG. 50 MIN. 46 SEC. WEST, A DISTANCE OF 133.76 FEET TO A 15 FEET HICKORY TREE; THENCE NORTH 00 DEG 26 MIN. 22 WEST, A DISTANCE OF 108.20 FEET TO AN IRON ROD; THENCE, NORTH 27 DEG. 09 MIN. 07. SEC. EAST, A DISTANCE OF 94.36 FEET TO AN IRON ROD; THENCE NORTH 00 DEG. 53 MIN. 11 SEC. WEST, A DISTANCE OF 90.14 FEET TO AN IRON ROD; THENCE, NORTH 03 DEG. 08 MIN. 18 SEC. WEST, A DISTANCE OF 81 86 FEET TO AN IRON ROD; THENCE, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 85 DEG. 08 MIN. 44 SEC., A RADIUS OF 162.96 FEET, A TANGENT OF 149.71 FEET, A LENGTH OF 2421.17 FEET, AND HAVING A CHORD WHICH BEARS NORTH 39 DEG. 26 MIN. 06 SEC. EAST, A DISTANCE OF 220.49 FEET TO AN IRON ROD; THENCE, NORTH 82 DEG. 00 MIN. 30 SEC. EAST, A DISTANCE OF 236.87 FEET TO AN IRON ROD; THENCE, SOUTH 09 DEG. 37 MIN. 56 SEC. WEST A DISTANCE OF 735.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 220,415,554 SQUARE FEET, OR 5.60 ACRES OF LAND MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RAMONA PHILLIPS, AN UNMARRIED WOMAN BY WARRANTY DEED FROM DAVID R. CROWELL AND WIFE, BRENDA K. CROWELL, RECORDED ON THE 11TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030611-0080387, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 8460 Old Charlotte Pike, Nashville, Tennessee 37143

(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 8th day of February, 2008.

Ramona Phillips

Ramona Phillips

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 7th day of February, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL) NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903