Davidson County DEEDWARR
Recvd: 03/03/08 11:11 3 pgs
Fees:18.00 Taxes:277.50
20080303-0020729

Warranty Deed

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $75,000.00. Carmen Coates Affiant Subscribed and sworn to before me this the 28th day of February, 2008. Notary Public My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David G. Knoble	David G. Knoble	Map: 61-04
1312 Haysboro Avenue	1312 Haysboro Avenue	Parcel: 119
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEVISEES IN THE LAST WILL AND TESTAMENT OF LILLIE L. PHILLIPS, DECEASED: LARRY G. PHILLIPS, MARRIED, AND LINDA PHILLIPS CLARK F/K/A LINDA ANN PHILLIPS, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID G. KNOBLE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the easterly part of Lot No. 1 on the Plan of Mrs. McGaugheys' Subdivision of part of tract No. 3 of A. J. McGaughey's Section Haysboro Subdivision, not of record, described according to a survey made by John Kohl, Surveyor, July 8, 1974 as follows:

Beginning at an iron pin in the southerly margin of Haysboro Avenue, eastwardly along said Haysboro Avenue 48.9 feet to a point; thence around a curve southeastwardly 54.8 feet to a monument in the westerly margin of Tanglewood Drive; thence southwardly along the westerly margin of said Tanglewood Drive 141 feet to an iron pin; thence westwardly 55 feet to an iron pin; thence northwardly 162.5 feet to an iron pin, the point and place of beginning.

Being the same property conveyed to Lillie L. Phillips, an unmarried person by Quitclaim Deed from Clara Willis Byrd, Trustee of record in Book 7484, page 363, said Register's Office, dated February 17, 1988. Said Lillie L. Phillips having since died testate on May 21, 2007 Davidson County Probate File Number P07-4652 and devising the property under the terms of her Last Will and Testament to Larry G. Phillips and Linda Ann Phillips and also devising a life estate interest to Lynn G. Phillips. The said Lynn G. Phillips having since died on March 19, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1312 Haysboro Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2008.

Devisees in the Last Will and Testament of Lillie L. Phillips, Deceased

Larry G. Phillips by Linda Phillips Clark
Larry G. Phillips signed by
Linda Phillips Clark f/k/a
Linda Ann Phillips, his attorney-in-fact

Linda Phillips Clark
Linda Phillips Clark f/k/a
Linda Ann Phillips

STATE OF Tennessee
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Phillips Clark f/k/a Linda Ann Phillips , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2008.

Rebecca Dinkins
Notary Public

My Commission Expires: 3/4/09

REBECCA DINKINS STATE OF TENNESSEE NOTARY PUBLIC HAMBLEN CO.

MY COMMISSION EXPIRES MARCH 4, 2009

STATE OF Tennessee
COUNTY OF Jefferson

On this 28th day of February, 2008, before me personally appeared Linda Phillips Clark f/k/a Linda Ann Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Larry G. Phillips as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Larry G. Phillips.

Rebecca Dinkins
Notary Public

My Commission Expires: 3/4/09

REBECCA DINKINS STATE OF TENNESSEE NOTARY PUBLIC HAMBLEN CO.

MY COMMISSION EXPIRES MARCH 4, 2009

Donna Allen Phillips, spouse of Larry G. Phillips, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Linda Phillips Clark
Donna Allen Phillips signed by
Linda Phillips Clark f/k/a Linda Ann Phillips,
Her attorney-in-fact

STATE OF Tennessee
COUNTY OF Jefferson

On this 28th day of February, 2008, before me personally appeared Linda Phillips Clark f/k/a Linda Ann Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donna Allen Phillips as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Donna Allen Phillips.

REBECCA DINKINS STATE OF TENNESSEE NOTARY PUBLIC HAMBLEN CO.

MY COMMISSION EXPIRES MARCH 4, 2009

Rebecca Dinkins
Notary Public

Donald Wayne Clark, spouse of Linda Phillips Clark f/k/a Linda Ann Phillips, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Donald Wayne Clark
Donald Wayne Clark

STATE OF Tennessee
COUNTY OF Jefferson

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

Witness my hand and seal this 28th day of February, 2008.

Rebecca Dinkins
Notary Public

My Commission Expires: 3/4/09

REBECCA DINKINS STATE OF TENNESSEE NOTARY PUBLIC HAMBLEN CO.

MY COMMISSION EXPIRES MARCH 4, 2009