Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

William A. Tallon Sr.
Affiant

Subscribed and sworn to before me, this 6th day of June 2008.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Becky J. Tallon 370 Wallace Rd. Apt. D10 Nashville TN 37211	~~Bank of America~~ Same	147030B03700CO

Davidson County DEEDWARR
Recvd: 06/06/08 13:00 4 pgs
Fees:23.00 Taxes:111.00
20080606-0058363

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Paulette Phillips McKeown Mitchell , a married person, and Farrar Moore as Trustee for the Paul D. Phillips Supplemental Needs Trust, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Becky J. Tallon and husband William A. Tallon Sr., and William A. Tallon Jr., as joing tenants with right of survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. D-10 of Southern Hills Condominium created under Title 66 Chapter 27 Section 101 et seq. as amended Tennessee Code Annotated as established by a Master Deed of record in Book 6594 page 502 Register's Office for Davidson County, Tennessee together with the undivided percentage interest in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-1 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Paul D. Phillips and wife Jane S. Phillips by deed from Frost & Frost of record in Book 8145 Page 9 Register's Office for Davidson County, Tennessee. Paul D. Phillips and wife Jane S. Phillips conveyed a one-half interest to Paulette McKeown by quitclaim deed of record in Book 8337 Page 914 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) Sewer Easement of record in Book 4435 Page 29 3) Sewer Easement of record in Book 6695 Page 22 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6594 Page 502 and amended in Book 7044 Page 209 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed "

establishing a horizontal property regime of Southern Hills Condominiums 5) Charter of Southern Hills Homeowner's Association of record in Book 6576 Page 69 6) Bylaws for Southern Hills Condominium Association of record in Book 6594 Page547

This property is improved property known as 370 Wallace Rd. Apt. D10, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this _____ day of June, 2008.

Paulette Phillips McKeown Mitchell

Paul D. Phillips Supplemental Needs Trust for Paulette Phillips

By: _____
Farrar Moore, Trustee

_____
Michael Mitchell, who joins in this conveyance for the sole purpose of conveying any marital Interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of June, 2008.

_____
Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/22/11

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Farrah Moore, with whom I am personally acquainted, and who acknowledged herself to be the trustee of the Paul D. Phillips Supplemental Needs Trust for Paulette Phillips, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Paul D. Phillips Supplemental Needs Trust for Paulette Phillips.

Witness my hand, at Brentwood, Tennessee this 6th day of June, 2008.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of June, 2008.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: WG1836

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

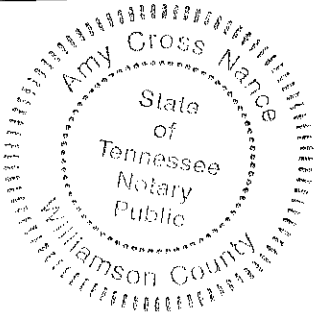
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature



MY COMMISSON EXPIRES: 3/29/11.