Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1249

Davidson County DEEDWARR
Recvd: 08/01/08 15:05 2 pgs
Fees:13.00 Taxes:1221.00
20080801-0079507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher C. Phillips and wife, Erin L. Phillips,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John David Stuart and Kate Frances Zabbia Stuart, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot 100 of Christiansted Valley Subdivision, Phase 1, Revision 1, of record in Plat Book 20010209-0012852,
Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said Lot.

Being the same property conveyed to Christopher C. Phillips and wife, Erin L. Phillips by deed from Windsor Homes, Inc. dated May 6, 2003 of record as Instrument No. 20030513-0064047. Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6608 Christiansted Lane, Nashville TN, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

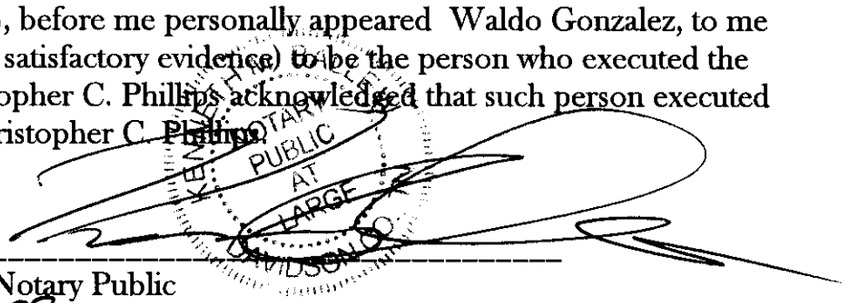
WITNESS THE EXECUTION HEREOF this 31st day of July, 2008.

Christopher C. Phillips by: Waldo Gonzalez
Christopher C. Phillips
By: Waldo Gonzalez, Attorney In Fact

Erin L. Phillips by: Waldo Gonzalez
Erin L. Phillips
By: Waldo Gonzalez, Attorney In Fact

State of Tennessee
County of Davidson

On this the 31st day of July, 2008, before me personally appeared Waldo Gonzalez, 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 Christopher C. Phillips acknowledged that such person executed the same as the free act and deed of Christopher C. Phillips.

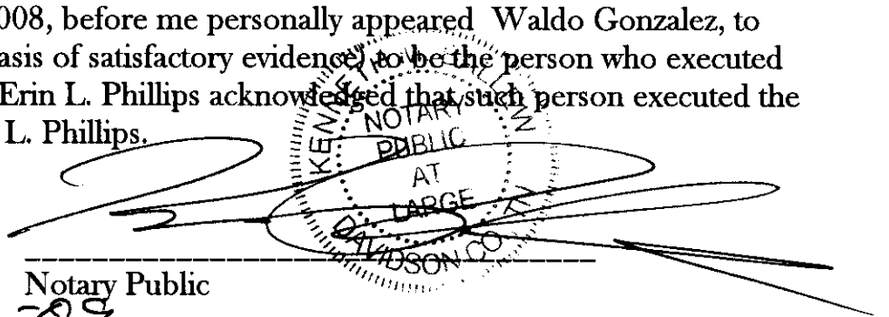


Notary Public

My commission expires: 7-25-09

State of Tennessee
County of Davidson

On this the 31st day of July, 2008, before me personally appeared Waldo Gonzalez, 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 Erin L. Phillips acknowledged that such person executed the same as the free act and deed of Erin L. Phillips.



Notary Public

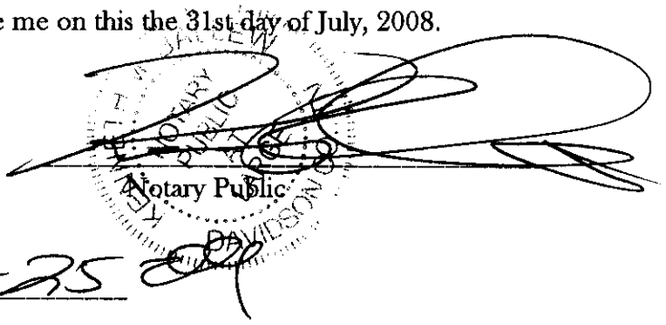
My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 330,000.00.

X _____
Affiant

Sworn and subscribed before me on this the 31st day of July, 2008.



Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John David Stuart	Franklin American Mortgage Company	172100B10000CO
6608 Christiansted Lane	501 Corporate Centre Drive #400	
Nashville, TN 37211	Franklin, TN 37067	