WARRANTY DEED

G-VRE-08-4100

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Todd Phillips
Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 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

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE MARY FRANCES RUDY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Todd Phillips	Countrywide Bank, FSB	
4100 Utah Avenue	(NAME) 801 Cresent Center Dr., # 510	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	103-4-341.00
(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 RICHARD SMITH AND WIFE, PAT GAILEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD PHILLIPS, AN UNMARRIED MAN, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY 75.0 FEET OF LOT NO. 98 ON THE MAP OF WEST END ANNEX, OF RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NO. 98 FRONTS 75.0 FEET ON THE NORTHERLY SIDE OF UTAH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE WESTERLY MARGIN OF 41ST AVENUE, NORTH, 140.0 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO RICHARD SMITH AND WIFE, PAT GAILEY BY WARRANTY DEED FROM JOHN E. SULLIVAN AND WIFE, SALLY D. SULLIVAN, RECORDED ON THE 12TH DAY OF APRIL, 1991 IN BOOK 8329, PAGE 132, 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 INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4100 Utah Avenue, Nashville, Tennessee 37209
(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.

Davidson County DEEDWARR
Recvd: 08/04/08 15:10 2 pgs
Fees:13.00 Taxes:1010.10
20080804-0080230

Witness my/our hand(s) this 30th day of July, 2008.

Richard Smith by Patricia Gailey attorney in fact
Richard Smith

Patricia Gailey
Pat Gailey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pat Gailey, 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 30th day of July, 2008.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-24-10

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of July, 2008, before me personally appeared Pat Gailey 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 Richard Smith and who acknowledged he/she/they executed the same as the free act and deed of the said Richard Smith.

Witness my hand and official seal, this the 30th day of July, 2008.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-24-10

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