WARRANTY DEED

Please Return To:
Realty Title & Escrow Company, Inc.
806 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2008

Notary Public:

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 05/03/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Paul D. Phillips	Suncoast Schools Federal Credit Union	Parcel ID:
1129 Seven Points Pass	P.O. Box 11904	098130C11200CO
Hermitage, TN 37076	Tampa, FL 33680	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Dennis J. Berhalter and wife, Mary A. Berhalter

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Paul D. Phillips and wife, Sharon E. Phillips
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 86, on the Plan of Phase Four, Section One, The Meadows of Seven Points, of record in Instrument 20040227-0022425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dennis J. Berhalter and wife, Mary A. Berhalter by deed from Frank Batson Homes, Inc., of record in Instrument 20041220-0150844, said Register's Office.

This conveyance is subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the plan of record in Instrument 20040227-0022425, said Register's Office, and (3) Storm Water Easements of record in Book 11681, page 411, and Book 11738, page 776, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 11670, page 822, and Book 11670, page 837, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1129 Seven Points Pass, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 22nd day of August, 2008.

Dennis J. Berhalter

Mary A. Berhalter

Davidson County DEEDWARR
Recvd: 08/25/08 10:28 2 pgs
Fees:13.00 Taxes:1091.50

20080825-0087057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 22nd day of August, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.