STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 10/07/08 08:50 2 pgs
Fees:13.00 Taxes:407.00
20081007-0101560

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2008.

Notary Public
MY COMMISSION EXPIRES: 6/29/2010
File No. G8-6413D

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Randall Phillips (NAME)	Fifth Third Mortgage Company (NAME)	82-8-155
627 N. 9th Street (STREET ADDRESS	5001 Kingsley Drive (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Murdine Grady Cunningham, Larita M. Grady, Elaine A. Grady Hopkins, and Wirt W. Grady**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall Phillips, a married man,** 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:

Land in Davidson County, Tennessee, being Lot No. 160, in Block I, on the map of Blocks 1 and 2 of BLOCK I, F.O. BEASLEY'S MCFERRIN ADDITION TO EAST NASHVILLE, as shown by plat of record in Plat Book 57, Page 136, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 160 fronts 77 feet on the easterly side of North Ninth Street and runs back between parallel lines with the southerly margin of Mansfield Street 100 feet to an alley.

BEING the same property conveyed to Wirt W. Grady, a married man, Murdine Grady, a married woman, and Elaine A. Grady and Larita M. Grady, an unmarried woman from John W. Grady, Jr., by Affidavit of Heirship dated September 27, 2000, as Instrument No. 200010030097849, in the Register's Office for Davidson County, Tennessee.

John W. Grady, Jr. deceased on July 5, 1990.
Elaine A. Grady has since married and is now known as Elaine A. Grady Hopkins.
Murdine Grady had since married and is now known as Murdine Grady Cunningham.

Elisa M. Grady joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 627 N. 9th Street, Nashville, TN 37206.

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. Whenever 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/our hand(s) this 3rd day of October, 2008.

Murdine Grady Cunningham — October 03, 2008
Murdine Grady Cunningham — Date

Larita M. Grady — October 03, 2008
Larita M. Grady — Date

Elaine A. Grady Hopkins — October 03, 2008
Elaine A. Grady Hopkins — Date

Wirt W. Grady — October 03, 2008
Wirt W. Grady — Date

Elisa M. Grady — October 03, 2008
Elisa M. Grady — Date

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 Murdine Grady Cunningham, Larita M. Grady, Elaine A. Grady Hopkins, Wirt W. Grady and Elisa M. Grady, the bargainor(s), 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 3rd day of October, 2008.

My Commission Expires: 10/05/10

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066