Davidson County DEEDWARR
Recvd: 11/04/08 10:01 2 pgs
Fees:13.00 Taxes:516.15
20081104-0109539

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Melvin Lee Phipps, II
638 Netherlands Drive
Hermitage, TN 37076

MORTGAGEE
Pinnacle National Bank
211 Commerce St., Suite 300
Nashville, TN 37201

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 075-11
PARCEL 089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Adam Massey, a married man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melvin Lee Phipps, II, 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:

Being Lot No. 380 on the plan of Highlands of Tulip Grove, Section 3, as of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adam Massey by deed from Maria P. Widuch, unmarried dated November 17, 2005 and of record in Instrument No. 20051206-0146859, Register's Office for Davidson County, Tennessee.
Morgan Massey herein joins to convey any and all interests and rights she may have, if any.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4793, Page 157; Book 4849, Page 767 as amended in Book 5020, Page 58; Book 5028, Page 352; Book 5545, Page 321 and Book 6017, Page 179; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **638 Netherlands Drive 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 31st day of October, 2008.

Adam Massey

Morgan Massey

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Adam Massey and wife, Morgan Massey, 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 31st day of October, 2008.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $139,500.00.

Melvin Lee Phipps II
AFFIANT

Subscribed and sworn to before me this 31st day of October, 2008.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11