RECORD & RETURN TO:

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00. Affiant Subscribed and sworn to me on November 14, 2008. NOTARY PUBLIC P. ROBYN CALDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23665SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Zachary Lawrence Nell 4818 Overcrest Drive Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	147-6-95

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rick Blackburn, Executor of the Estate of E. Lorene Phillips, deceased, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Zachary Lawrence Nell, a single man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 25 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 59, Register's Office for Davidson County, Tennessee. Said Lot No. 25 begins at a point in the northerly margin of Milner Drive between Lots Nos. 24 and 25 and extends thence northerly with the line between said lots 122.7 feet to a point the common rear corner of Lots Nos. 24, 25 and 26; thence with line between Lots 25 and 26 westerly 121.9 feet to a point in the easterly margin of Overcrest Drive; thence with said margin of Overcrest Drive southerly 88.5 feet to a point the beginning of a curve with a radius of 25 feet; thence around said curve 36.70 feet to a point in the northerly margin of Milner Drive; thence with said margin of Milner Drive 87.57 feet to the point of beginning.

Being a portion of the property conveyed to Joe M. Phillips, Jr. and E. Lorene Phillips, as Trustees of The Phillips Living Trust by Quitclaim Deed from Joe M. Phillips, Jr. and E. Lorene Phillips, of record in Book 8495, page 224 recorded 11/15/1991, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/17/08 16:07 3 pgs
Fees:18.00 Taxes:740.00
20081117-0113513

Being the same property conveyed to Joe Madison Phillips, Jr. and wife, Effie Lorene Phillips by Warranty Deed of record in Book 3611, page 479, recorded 7/9/1963 Register's Office for Davidson County, Tennessee.

Joe M. Phillips, Jr. having predeceased E. Lorene Phillips; the said Phillips Living Trust having since been revoked by E. Lorene Phillips, sole remaining Grantor, on November 9, 2006. E. Lorene Phillips died on July 8, 2008, leaving a Last Will and Testament in Docket No. 08P-1224, Probate, Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2009 and subsequent taxes are assumed by the Grantee.
2. All matters as shown on the Plan of record in Book 2900, page 59, Register's Office for Davidson County, Tennessee.
3. Five foot easement for underground telephone cable and wires along the easterly line of the subject property.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4818 Overcrest Drive, 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on November 14, 2008.

Estate of E. Lorene Phillips, deceased:

By: Rick Blackburn

Rick Blackburn, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Rick Blackburn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Executor of The Estate of Don F. Pierce, deceased, the within named bargainor, and that he as Executor executed the foregoing instrument for the purposes therein contained in his capacity as Executor.

Witness my hand, at office, this 14th day of November, 2008.

Bobbie Cooper
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Casey Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CF
Casey Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy D. Nix
Notary Public

Commission Expires: _____

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012