This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $. 437,500.00

Deborah Gail Johnson
Affiant

Subscribed and sworn before me this the 17th day of December, 2008.

Deborah H. Berrie
Notary Public
My commission expires: 3/20/2010

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/18/08 13:36 2 pgs
Fees:13.00 Taxes:1618.75
20081218-0121192

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher M. Phillips 118 Kenner Avenue Nashville, TN 37205	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041	116-3-57

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeremy Hundley and spouse Leila Hundley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher M. Phillips and spouse Stephanie Gilbert, as tenants by the entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being the southerly one-half of Lot. No. 8, on the Map of Kenner-Manor Company's Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 50 feet on the easterly side of Kenner Avenue, and runs back 247 feet on its southerly line and 250 feet, more or less, on its northerly line to a 10 foot strip marked reserved and shows 50.8 feet thereon.

Being all of that certain property conveyed to Jeremy Hundley from Richard A. Williams, Betsy Jane Williams Brackney Bibb and Sarah Leigh Williams Parrish by deed dated September 17, 2004 and recorded September 24, 2004 in Instrument No. 20040924-0115446, Page in the land records of Davidson County, Tennessee.

This conveyance is subject to: Taxes 2009, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 100, said Register's Office.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 118 Kenner Avenue, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 17th day of December, 2008.

Jeremy Hundley

Leila Hundley
Leila Hundley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy Hundley and Leila Hundley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2008.

My commission expires: 09/25/10

Notary Public

