Davidson County DEEDWARR
Recvd: 01/22/09 11:22 2 pgs
Fees:13.00 Taxes:554.63

20090122-0005463

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/24/09

(AFFIX SEAL)

DARLENE D. BARNES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy G. Kettering	City Life Lending Group LLC	105-5-232
(NAME)	(NAME)	
1103 Summit Ave.	P.O. Box 5708	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Springfield, OH 45501-5708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

CLARK W. PHILLIPS, AND WIFE TERESA L. PHILLIPS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANDY G. KETTERING AND WIFE, JANE KETTERING AND JESSIE M. KETTERING, UNMARRIED,

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. 86 on the plan of Bransford Realty Company's Resubdivision of the North part of A. B. Hills Subdivision of the Plant Lands of record in Book 421, Page 77, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clark W. Phillips and wife, Teresa L. Phillips by deed from Southwood, Inc. recorded September 6, 2006 in Instrument No. 20060906-0110114, Register's Office for Davidson County, Tennessee. Said Deed corrected by Scrivener's Affidavit of recorded March 22, 2007 in Instrument No. 20070322-0034935, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved X property, known as 1103 Summit Ave., Nashville, TN 37203
(unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 26th day of November, 2008.

Clark W. Phillips

Teresa L. Phillips

STATE OF AZ

~~COUNTY OF~~ Pima

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clark W. Phillips, and wife Teresa L. Phillips, 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 at Tucson, AZ this ~~26th~~ 24th day of November, 2008

Commission expires: ~~March~~ 30 2012

Notary Public

BRAD C SPECHT
NOTARY PUBLIC -- ARIZONA
PIMA COUNTY
My Commission Expires
March 30, 2012