THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0901005 Record and Return to: HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me this 18th day of February, 2009. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
John A. Phillips Julie F. Phillips 9013 Englishwood Court Brentwood, TN 37027	New Owners	Map 102-15 Parcel 39

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beverly Keyes Hunter, Donna Keyes Clem, and Glenn Frederick Keyes, devisees under the will of Donald F. Keyes, deceased, (the "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **John A. Phillips and wife, Julie F. Phillips, (the "Grantees")**, Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 189 on the Plan of Horton Heights, Section B, of record in Book 2133, page 70, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald F. Keyes and wife, Irene O. Keyes, by deed from Stella McAdoo, Peyton W. McAdoo and wife Lillie Belle McAdoo of record in Book 2962, page 327, said Register's Office, dated September 25, 1959. The said parties having since died, the said Irene O. Keyes having predeceased Donald F. Keyes.

This conveyance is made subject to:

1. Taxes for 2009, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of record in Book 2133, page 70, said Register's Office.
3. Restrictive Covenants of record in Book 2200, page 490, said Register's Office.

This is improved property known as: 821 West Hillwood, Nashville, TN 37205

Grantors further warrant and covenant that the subject property has never constituted part of their homestead.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 18th day of February, 2009.

Beverly Keyes Hunter
Beverly Keyes Hunter

Donna Keyes Clem
Donna Keyes Clem

Glenn Frederick Keyes by
Glenn Frederick Keyes by
Beverly Keyes Hunter, attorney-in fact

Beverly Keyes Hunter, attorney-in fact

Davidson County DEEDWARR
Recvd: 02/24/09 08:24 2 pgs
Fees:13.00 Taxes:666.00

20090224-0015921

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Beverly Keyes Hunter and Donna Keyes Clem, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 18th day of February 2009.

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary Public

My commission expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Beverly Keyes Hunter, to me known to be the person who executed the foregoing instrument in behalf of Glenn Frederick Keyes, as his attorney-in-fact and acknowledged that she executed the same as the free act and deed of Glenn Frederick Keyes.

Witness my hand and official seal, at office, this 18th day of February, 2009

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009