WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of August, 2008, by and between **GREGORY SCOTT BROWN, an unmarried person,** party of the first part, and Daniel L. Phillips and Sherre F. Phillips, husband and wife, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold-and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

UNIT #312 ON THE PLAN OF THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, as established under Master Deed of record in Instrument 20051005-0119789, as amended in Instrument 20060210-0016562 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Grantor, by virtue of Warranty Deed recorded in Instrument No. 20060712-0083837, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown in the Master Deed by instrument of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562; Charter of The Enclave of Hillsboro Village Condominiums at Instrument Nos. 20050926-0115605 and 20050928-0116816; Storm Water Detention Agreement at Instrument No. 20060406-0039476; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

GREGORY SCOTT BROWN

BILL GARRETT, Davidson County
Trans:T20090025519 DEEDWARR
Recvd: 04/17/09 11:55 3 pgs
Fees:18.00 Taxes:1117.40
20090417-0035054

NAME AND ADDRESS OF PROPERTY OWNERS:

Daniel L. Phillips
2600 Hillsboro Pk #312
Nashville, TN 37212

TAX PARCEL NO.: 117030H31200CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

Talbott Title and
Escrow LLC
2212 8th Avenue South
Nashville, TN 37204

STATE OF Virginia

COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, GREGORY SCOTT BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 25th day of August, 2008.

Sheila Renee Lovell
Notary Public

My commission expires:
12/31/10

SHEILA RENEE LOVELL
Notary Public
Commonwealth of Virginia
7080191
My Commission Expires Dec 31, 2010

STATE OF TN

COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 302,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 15th day of April, 2009 ~~2008~~.

Notary Public

My commission expires:
9.19.09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

2600 Hillsboro Pk #312
Nashville, TN 37212

MAIL TAX NOTICES TO:

2600 Hillsboro Pk #312
Nashville, TN 37212