This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2009030055

BILL GARRETT, Davidson County
Trans:T20090028680 DEEDWARR
Recvd: 05/01/09 09:47 2 pgs
Fees:13.00 Taxes:455.10
20090501-0039634

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $123,000.00

Sworn to and subscribed before me this 30th day of April, 2009.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Leah R. Phillips 1310 Union Hill Road Goodlettsville, TN 37072	Franklin American Mtg. Co. 501 Corporate Centre Dr. #400 Franklin, TN 37067	01700013000

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph Armstrong and wife, Leslie Armstrong**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Leah R. Phillips, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in the 10th formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by Cummings Group - Land Surveyors, dated February 27, 1995, as follows:

Beginning in the center of Union Hill Road at a point North 40 degrees West 105 feet from the intersection of said Road with the center of Brick Church Pike; thence with the center of Union Hill Road, North 40 degrees West 70 feet and North 31 degrees West 230 feet to a corner in the line of the Union Hill Church property; thence with a fence, North 68 degrees East 178 feet to a post, corner of said Church property; thence South 29 degrees

East 310 feet, more or less, to the beginning, containing 1.02 acres. Description taken from prior deed of record.

Being the same property conveyed to Joseph Armstrong and wife, Leslie Armstrong, by deed from Charles E. Staggs and wife, Felicia D. Staggs, dated November 20, 2002, of record in Instrument No. 20021212-0153545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes are to be paid by Grantee.**

This is improved property known as **1310 Union Hill Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantors do covenant with said Grantee 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, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 30th day of April, 2009.

Joseph Armstrong

Leslie Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Joseph Armstrong and Leslie Armstrong**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2009.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY