BILL GARRETT, Davidson County
Trans: T20090044348 DEEDWARR
Recvd: 07/01/09 15:36 2 pgs
Fees: 13.00 Taxes: 166.50
20090701-0061551

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-HD-09-1201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

x Khira Turner
Affiant

Subscribed and sworn to before me, this 26th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khira Turner	Khira Turner	
1201 11th Avenue North	(NAME) 923 Warren St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	81-16-112.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GILBERT W. PHILLIPS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KHIRA TURNER, Unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE,(LESS AND EXCEPT) BEING A PART OF LOT NO. 54 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS SECOND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION BETWEEN THE EASTERLY MARGIN OF AN ALLEY AND THE NORTHERLY MARGIN OF SCOVEL STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 54 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS' ADDITION TO NASHVILLE, CALLED THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY AND THE WESTERLY BOUNDARY OF SAID LOT 54, N 33° 45' 55" W 61 FEET TO A POINT, SAID POINT BEING THE COMMON CORNER BETWEEN LOTS 54 AND 55 IN THE AFORESAID SUBDIVISION; THENCE WITH THE COMMON LINE BETWEEN SAID LOTS 54 AND 55, N 56° 06' 53" E 49.31 FEET TO A POINT; THENCE S 31° 58' 26" E 75.13 FEET TO A POINT IN THE NORTHERLY MARGIN OF SCOVEL STREET; THENCE WITH THE NORTHERLY MARGIN OF SCOVEL STREET AND THE SOUTHERLY BOUNDARY OF SAID LOT 54, S 72° 49' 28" W 49 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GILBERT W. PHILLIPS AND WIFE, SALLY L. PHILLIPS BY WARRANTY DEED FROM VOLUNTEER PROPERTIES, RECORDED ON THE 14TH DAY OF JANUARY, 1986 IN BOOK 6762, PAGE 212, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID SALLY L. PHILLIPS NOW DECEASED LEAVING PROPERTY TO HUSBAND GILBERT W. PHILLIPS AS SOLE OWNER.

BEING THE SAME PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED FROM ALBERT G. MORRIS AND WIFE, DOROTHY H. MORRIS, HARRY A. ISAACS, JR. AND EVA ISAACS MOSKOWITZ FORMERLY EVA ISAACS, RECORDED ON THE 17TH DAY OF OCTOBER, 1967 IN BOOK 4181, PAGE 532, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN. (A) SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 21, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (B) SUBJECT TO TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

unimproved ( )
This is improved (X) property, known as 1201 11th Avenue North, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 June, 2009.

Gilbert W. Phillips

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gilbert W. Phillips, the within named bargainor, 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, this the 26th day of June, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903