STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $12,000.00

Subscribed and sworn before me, this the 14 day of ~~November 2008.~~ August, 2009

~~My Commission expires~~ _____
~~(Affix Seal)~~

Affiant

~~Notary Public~~

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: **ROBERT GREENE, ATTORNEY**	
208 Third Avenue N. Suite 500, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO
Anthony R. Phillips	Same
(Name)	(Name)
219 Heathstone Circle	
(Street Address)	(Street Address)
Franklin, TN 37069	
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. 92-7-200	FIELD BOOK NO.

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 CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **DUANE K. SMITH, UNMARRIED HEREINAFTER CALLED GRANTOR HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO ANTHONY R. PHILLIPS, HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOW:**

Land in Davidson County, Tennessee, being No. Lot 46 and the westerly 10 feet of Lot No. 45 on the Plan of Dr. J. B. Davis' Subdivision of the Southerly One-half of Lot No. 5 of the Elizabeth W. Harding Estate, as of record in Book 57, page 96 and Book 161, Page 123 Register's Office Davidson County, Tennessee and as specifically outlined or described in the Mortgage Loan Inspection (Survey) by Campbell, McRae & Associates, Inc. a copy of which is attached hereto and incorporated herein and made a part hereof.

Being the same property conveyed to Duane K. Smith by Final Decree Confirming Sale by the Chancery Court For Davidson County, Tennessee Case No. 03-729-II of record as Instrument No. 20040302-0023371 and order as amended in the Chancery Court of Davidson County, Tennessee in Case No. 08-1042-IV divesting all right title and interest out of Herman Douglas Bean and his unknown heirs and vesting the same in Duane K. Smith.

THIS IS IMPROVED PROPERTY KNOWN AS 2244 Batavia Street, Nashville, TN, 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

BILL GARRETT, Davidson County
Trans:T20090055782 DEEDWARR
Recvd: 08/14/09 15:36 3 pgs
Fees:18.00 Taxes:44.40
20090814-0076758

Witness my hand this 26th day of November 2008

DUANE K. SMITH

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Duane K. Smith, Unmarried the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of November 2008

My Commission expires: 11/14/09

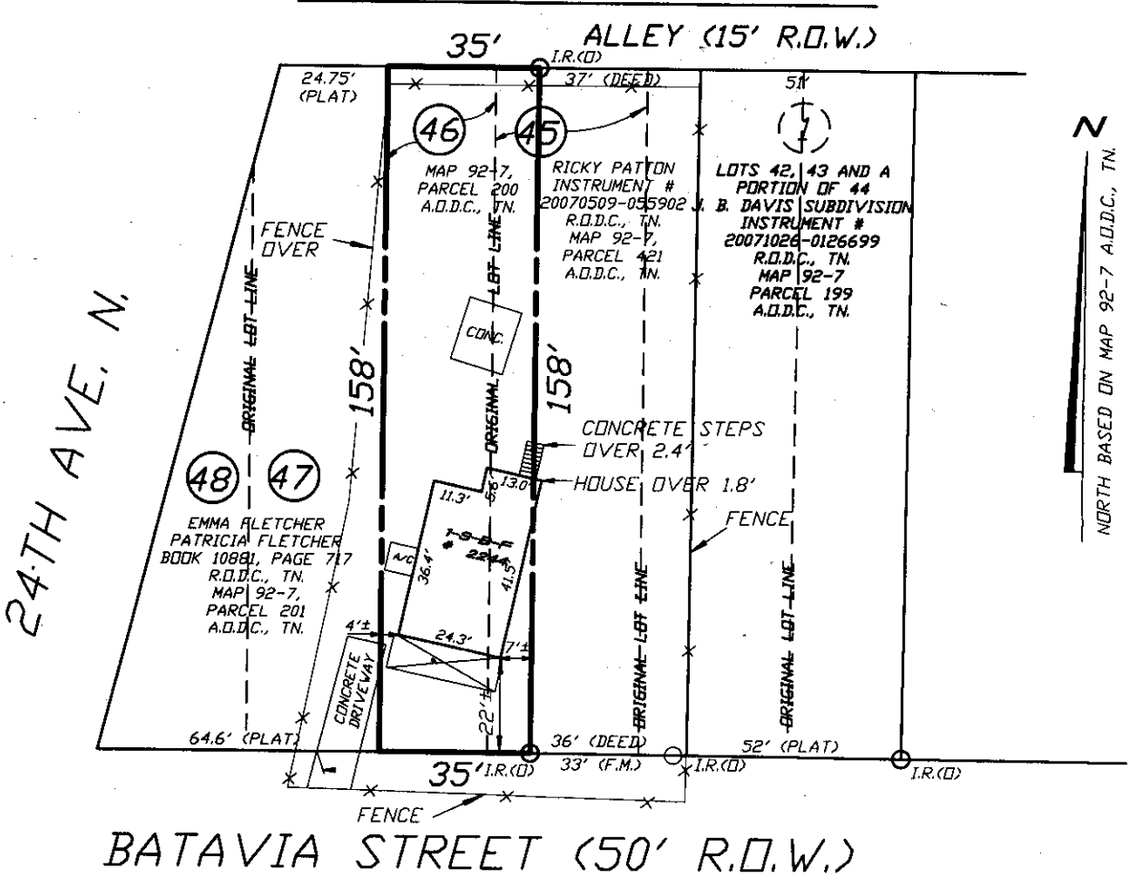
Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 14, 2009

NOTE:
PARCEL 201, LOTS 47 AND 48
DIMESIONS FROM BLOCK 161, PAGE 123 R.O.D.C., TN.

PARCEL 421, LOTS 44 AND A PORTION OF LOT 45
DIMESIONS FROM INST. #20070509-0055902 R.O.D.C., TN.

Exhibit "A"



MORTGAGE LOAN INSPECTION

ORDER# 297-39-5

PREPARED FOR:
DUANE K. SMITH
PROPERTY LOCATED:
2244 BATAVIA STREET, NASHVILLE, DAVIDSON COUNTY, TENNESSEE
LAND DESCRIPTION:
LOT NO. 46 AND THE WESTERLY 10 FEET OF LOT NO. 45 ON THE PLAN OF DR. J. B. DAVIS' SUBDIVISION OF THE SOUTHERLY ONE-HALF OF LOT NO. 5 OF THE ELIZABETH W. HARDING ESTATE
RECORDED:
BOOK 57, PAGE 96 AND
BOOK 161, PAGE 123 R.O.D.C., TN.

SCALE: 1"=40' DATE: 4-15-08

THIS MORTGAGE LOAN INSPECTION SHOULD NOT BE REPRESENTED TO BE A LAND OR LOT SURVEY. IT WAS DONE AT THE MORTGAGE LENDERS REQUEST FOR THEIR USE ONLY UNDER TCA 62-18-126 AND SHOULD NOT BE REPRESENTED TO BE A GENERAL PROPERTY SURVEY DEFINED UNDER RULE 0820-3-.07. DO NOT RELY ON THIS FOR CONSTRUCTION OF FENCES OR EXACT PROPERTY LINE LOCATION. NO CORNERS WERE SET OR RESET.

JOHN ALAN HOOD REGISTERED LAND SURVEYOR XVI AGRICULTURE TENNESSEE NO. 1838

JOHN ALAN HOOD TN. CERT. NO. 1838

CAMPBELL, McRAE AND ASSOCIATES SURVEYING INC.
2918 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204 PH.(615) 298-2424 FAX (615) 297-2828
© 2008 CAMPBELL, McRAE AND ASSOCIATES SURVEYING, INC.