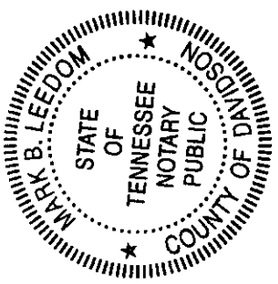
Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $114,000.00



Affiant

Subscribed and sworn to before me, this 21st day of September, 2009.

Notary Public
My commission expires: 9/8/13

Address of New Owner:	Send Tax Bills to:	Tax Information
James J. Drake 3535 Bell Road, Unit 107 Nashville, TN 37214	New Owner	109050B10700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fred Phillips and wife, Verla Phillips, hereinafter referred to as Grantors, have bargained and sold; and do hereby transfer and convey to James J. Drake, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Unit No. 107 in Williams Townhomes, a Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in a Declaration of covenants, Conditions, and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 200212160154761, First Supplementary of record in Instrument No. 200305290072377, Second Supplementary of record in Instrument No. 200309300144058, Register's Office of said County, to which reference is hereby made, and which are hereby incorporated in this Deed by reference and made a part hereof, as if copied herein verbatim.

BEING the same property conveyed to Fred Phillips and wife, Verla Phillips, by deed from 70 South Associates, LLC dated 10/20/03 of record in Instrument No. 200310210155050, Register's Office of Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3535 Bell Road, Unit 107, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20090065552 DEEDWARR
Recvd: 09/25/09 13:08 2 pgs
Fees:13.00 Taxes:421.80
20090925-0089338

WITNESS my hand this 21ST day of September, 2009.

Fred Phillips

Verla Phillips

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary in and for said county and state, the within named Fred Phillips and Verla Phillips, 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 in Brentwood, TN, this 21ST day of September, 2009.

My Commission Expires: 9/8/13

Notary Public

