THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

From: Kay Crawley

To: Jamaal R. Phillips

BILL GARRETT, Davidson County
Trans:T20090067708 DEEDWARR
Recvd: 10/05/09 11:15 2 pgs
Fees:13.00 Taxes:525.40
20091005-0092308

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Jamaal R. Phillips 940 West Eastland Avenue Nashville, TN 37206	New Owner	082-08-0-324.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Jamaal R Phillips
Affiant

MICHELLE MANGRUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 30th day of September, 2009.

Michelle Mangrum
Notary Public
My Commission Expires: 9-19-2011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kay Crawley FKA Kay P. Williams**(herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Jamaal R. Phillips, unmarried**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Madison, Davidson County, State of Tennessee, described as:

Being part of Lot No. 3 of Block G, on the plan of Eastwood Addition as of record in Book No. 332, page 63, Register's Office for said County, and according to an unrecorded survey of G. Barry Greer Associates and being Lot E on said survey. Beginning at the point on the southerly margin of Eastland Avenue, where Lots No. 3 and 4 adjoin, Lots D and E on Greer's survey; thence southwardly and with the line between Lots 3 and 4 (Lot D and E on Greer's survey) 106 feet to a point ; thence westwardly and at right angles 50 feet; thence northwardly and at right angles 106 feet to the southerly margin of zeastland Avenue; thence eastwardly with the said margin of said Avenue 50 feet to the beginning.

Grantors retain and reserve for themselves a permanent FIFTEEN FOOT (15) easement at the back of the property serving as a driveway with direct access to 940 West Eastland Avenue, Nashville, Tennessee.

Being the same property conveyed to Kay P. Williams NKA Kay Crawley, by Installment Deed from T&W Amusement Company, a Tennessee Corporation, of record in Book 7444, Oage 494, Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY KNOWN AS: 940 West Eastland Avenue, Nashville, TN, 37206.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

James Robert Crawley join in the execution of this General Warranty Deed solely for the purpose of conveying his spousal rights, if any, in the property.

IN WITNESS WHEREOF, GRANTOR has executed this General Warranty Deed on this 30th day **of September 2009.**

Kay Crawley

Kay Crawley

James Robert Crawley

James Robert Crawley

STATE OF TENNESSEE)
COUNTY OF Williamson -)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kay Crawley and James Robert Crawley, the within named bargainor, 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 and official seal at Nashville, TN, this 30th day of September 2009.

Michelle Mangrum

Notary Public

My Commission Expires: 9-19-2011

MICHELLE MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY