STATE OF TENNESSEE
COUNTY OF SUMNER

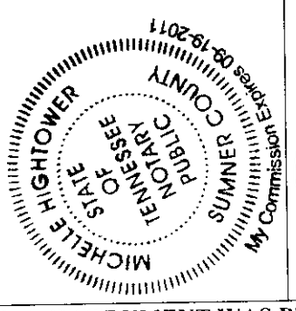
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2009.

Notary Public

My commission expires: 9-19-2011



THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

BILL GARRETT, Davidson County
Trans: T20090075342 DEEDWARR
Recvd: 11/04/09 13:29 2 pgs
Fees: 13.00 Taxes: 444.00
20091104-0102007

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Derrick L. Phillips	**Franklin American Mortgage Co.**	164-12-0-018.00
1417 Laurel Oak Drive	**501 Corporate Centre Drive**	
Antioch TN 37013	**Franklin TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Adrienne Hicks, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derrick L. Phillips, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot 18, SECOND REVISION, MEADOW WOODS, PHASE I, as shown on plat of record in Plat Book 9700, Pages 519 and 570, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Franklin E. Matthews, Jr. and Jeanne Matthews, husband and wife to Adrienne Hicks, a single woman as recorded on the 3rd day of November, 2008 in Instrument No. 20081103-0109346; Quitclaim Deed from Jeanne Hefelfinger Matthews to Jeanne Matthews and Franklin E. Matthews, Jr., as Tenants by the Entirety as recorded on the 29th day of December, 2000 in Instrument No. 20001229-0127535 and Warranty Deed from Jerry Butler Builders, LLC to Jeanne Hefelfinger, unmarried as recorded on the 22nd day of March, 2000 in Instrument No. 20000322002906B, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, are now due and payable.

This is improved (__X__) unimproved (____) property known as 1417 Laurel Oak Drive, Antioch TN 37013.

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 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 in 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.

Witness my/our hand(s) this 29th day of October, 2009.

Adrienne Hicks

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Adrienne Hicks , the within named Grantors, 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, at office, this 29th day of October, 2009.

Notary Public

My Commission Expires:9-19-2011

