[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John C. Phillips		Map/Parcel -
1113 Marion Ave	NEW OWNER	053-03-79.00
Nashville, TN 37216		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Robert E. Hunley and wife, Betty S. Hunley** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **John C. Phillips** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 276 of Section "C-1" and part of Section "C" on the Plan of Village of Old Hickory, of record in Book 1424, Page 130, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 276 fronts 82 feet on the easterly side of Bryan Street and extends back between parallel lines 60.7 feet to a dead line.

Being the same property conveyed to Robert E. Hunley and wife, Betty S. Hunley by Warranty Deed from Tina Lynn Rieves, as the only heir at law of Ferris Wendell Rieves, deceased and as Administratrix of the Estate of Ferris Wendell Rieves, recorded on the 1st day of August, 1990 in Book 8164, Page 754, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE OF OLD HICKORY, SECTION C-1 AND PART OF SECTION C, as recorded in Plat Book 1424, Page(s) 130, Register's Office of Davidson County.

This is improved property commonly known as: 1413 Bryan Street, Old Hickory, TN 37138

BILL GARRETT, Davidson County
Trans:T20090078548 DEEDWARR
Recvd: 11/18/09 14:42 2 pgs
Fees:13.00 Taxes:173.90
20091118-0106254

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $47,000.00

Affiant

Subscribed and sworn to before me this 17th day of November, 2009

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of November, 2009.

Robert E. Hunley

Betty S. Hunley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November 2009, before me personally appeared Robert and Betty Hunley to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012