WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

AT-20100086

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,455.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of August, 2010.

(Affix Seal) Notary Public

My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2014

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rashonda Phillips	First Community Mortgage Inc.	163.02-0-080.00
4705 Highland Ridge Court	275 Robert Rose Drive	
Antioch, TN 37013	Murfreesboro, TN 37129	

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 receipt of which is hereby acknowledged, I/we, **Phouthavanh Soundara and wife, Clara H. Soundara**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Rashonda Phillips, a single woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 127 on the Plan of Hickory Highland Place, Section Two, Phase Two of record in Instrument No. 20010608-0060706, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Phouthavanh Soundara and wife, Clara H. Soundara from Jerry Butler Builders, LLC by Warranty Deed dated June 25, 2003 recorded June 26, 2003 in Instrument # 200306260088221, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 4705 Highland Ridge Court, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 27th day of August, 2010.

Phouthavanh Soundara

Clara H. Soundara

BILL GARRETT, Davidson County
Trans:T20100054300 DEEDWARR
Recvd: 08/31/10 11:41 1 pgs
Fees:13.00 Taxes:464.18
20100831-0069072

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Phouthavanh Soundara and Clara H. Soundara, the bargainor(s), 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 Williamson, Tennessee, this 27th day of August, 2010.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY