[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Haley Ursic		Map/Parcel -
2802 Westmoreland Drive	New Owner	104-11-222.00
Nashville, TN 37212		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Ave., Ste 201, Nashville, Tennessee 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 **Warren Phillips, Trustee of the Warren Phillips Living Trust, established by the Revocable Trust Agreement of Warren Phillips, dated June 12, 2008** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Haley H. Ursic, unmarried** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the Southeasterly part of Lot No. 29 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place as of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 29 fronts 82.0 feet on the Westerly margin of Westmoreland Drive and runs back 115.0 feet on the Southeasterly line and 121.7 feet on the Northerly line to a line in the rear which measures 40.7 feet thereon.

Being the same property conveyed by Warranty Deed from A. Warren Phillips, III to Warren Phillips, Trustee of The Warren Phillips Living Trust, established by the Revocable Trust Agreement of Warren Phillips, dated June 12, 2008 as recorded on the 19th day of June, 2008 in Instrument No. 20080619-0063059 and Warranty Deed from Michael J. McEvoy and wife, Tracey K. McEvoy to A. Warren Phillips, III, married as recorded on the 5th day of November, 2003 in Instrument No. 20031105-0162669, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2010, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO'S SUBDIVISION OF WESTMORELAND PLACE, as recorded in Plat Book 421, Page(s) 16, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 2802 Westmoreland Drive, Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20100057300 DEEDWARR
Recvd: 09/13/10 11:15 2 pgs
Fees:13.00 Taxes:1202.50

20100913-0072558

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me this 10 day of September, 2010

My Commission Expires: 1-29-13

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

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, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is 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 Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of September, 2010.

Trustee

Warren Phillips, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Warren Phillips with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Warren Phillips Living Trust, established by the Revocable Trust Agreement of Warren Phillips, dated June 12, 2008, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of September, 2010.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013