WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-KW-11-312

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Dillehay	David Dillehay	
312 Milliken Bend Road	(NAME) 1077 Hickory Harbor Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Gallatin, TN 37066	52-5-210.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DONNA SHANE PHILLIPS, HEIR-AT-LAW OF WALTER MARTIN COWART AND DEIDRA SHANNON STEPHENS, HEIR-AT-LAW OF WALTER MARTIN COWART, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID DILLEHAY AND WIFE, MELINDA DILLEHAY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 16 ON AN UNRECORDED MAP OF GEO. F. ROTH'S SUBDIVISION OF LOTS 19 AND 23, OF THE MONTAGUE SUBDIVISION, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE 4/24/46 BY DORRIS BONNER, SURVEYOR, AS FOLLOWS: BEGINNING AT THE SOUTHEAST INTERSECTION OF EAST PALESTINE AVENUE AND MILLIKINS BEND ROAD; THENCE WITH THE MARGIN OF EAST PALESTINE AVENUE, SOUTHEASTERLY 150 FEET TO A POINT; THENCE PERPENDICULAR TO THE MARGIN OF EAST PALESTINE AVENUE, SOUTHWESTERLY 91 FEET, MORE OR LESS, TO A POINT IN THE LINE BETWEEN LOTS 15 AND 16; THENCE WITH THE LINE BETWEEN LOTS 15 AND 16, NORTHWESTERLY 150 FEET TO THE EASTERLY MARGIN OF MILLIKINS BEND ROAD; THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY ALONG A SLIGHT CURVE, 92.25 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DONNA SHANE PHILLIPS AND DEIDRA SHANNON STEPHENS, DEVISEES OF WALTER MARTIN COWART, BY LAST WILL AND TESTAMENT FILED FOR RECORD ON JANUARY 26, 2010, AS SHOWN OF RECORD (DOCKET NO. 10P-133) IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED BY CASH DEED FOR TENNESSEE FROM JACK F. KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. TO WALTER MARTIN COWART AS RECORDED ON THE 7TH DAY OF MARCH, 1990 IN BOOK 8059, PAGE 838, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 421, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 312 Milliken Bend Road, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20110019805 DEEDWARR
Recvd: 04/05/11 10:27 2 pgs
Fees:13.00 Taxes:153.55
20110405-0026065

Witness my/our hand(s) this 28th day of March, 2011.

Donna Shane Phillips by Ashley D, Attorney in fact
Donna Shane Phillips by Ashley Dugger, Attorney-In-Fact

Deidra Shannon Stephens by Ashley D, Attorney in fact.
Deidra Shannon Stephens by Ashley Dugger, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of March, 2011, before me personally appeared Ashley Dugger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donna Shane Phillips and who acknowledged he/she/they executed the same as the free act and deed of the said Donna Shane Phillips.

Witness my hand and official seal, this the 28th day of March, 2011.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of March, 2011, before me personally appeared Ashley Dugger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Deidra Shannon Stephens and who acknowledged he/she/they executed the same as the free act and deed of the said Deidre Shannon Stephens.

Witness my hand and official seal, this the 28th day of March, 2011.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903