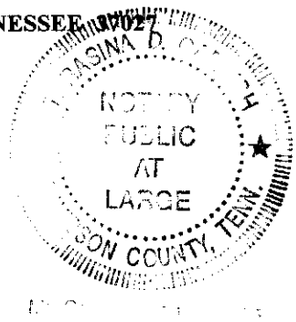
GBEC OF TENNESSEE, INC.
1008 STUART LANE
BRENTWOOD, TENNESSEE 37027



STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **218,500.00.**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF August, 2002

NOTARY PUBLIC

My Commission expires: _____

THIS INSTRUMENT PREPARED BY: **GBEC OF TENNESSEE, INC., 1008 STUART LANE, BRENTWOOD, TENNESSEE 37027**		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: **Michael F Keipp Rebecca S Keipp**	SEND TAX BILLS TO: Same	MAP OR PARCEL NUMBERS: **172-02-074.00**
(NAME) **5924 Woodlands Hills Drive**	(NAME)	
(ADDRESS) **Nashville, TENNESSEE 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **William L. Clowser and Natalie J. Clowser** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Michael F Keipp and Rebecca S Keipp** hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows to wit:

Land in Davidson County Tennessee being Lot No 61 on the Plan of Myrtlewoods Estates Section 3 of record in Book 6250 page 287 said Registers office.
Said Lot 61 fronts 114.44 feet on the northwesterly side of Woodland Hills Drive and runs back 227.48 feet on the southwesterly line and 238.60 feet on the northeasterly line in the rear which measures 75.75 feet thereon.
Being the same property conveyed to William C. Clowser and wife Natalie J. Clowser by deed from Tidwell & Tidwell of record in Book 6815 Page 35, said Registers office.

unimproved ( )
This improved ( ) property, known as

5924 Woodlands Hills Drive,	**Nashville,**	**TENNESSEE 37211**
(House number) (Street)	(City)	(State) (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 GRANTEES, their heirs and assigns, forever. We do covenant with 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 is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this day of **19th** day of **August, 2002.**

William L Clowser (mjc)
William L. Clowser

Natalie J Clowser
Natalie J. Clowser

Davidson County DEEDWARR
Recvd: 09/03/02 11:34 2pgs
Fees:13.00 Taxes:808.45
20020903-0105867

gbcwarrd

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Clowser

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of August, 2002.

My Commission expires:

TERASINA D. LARGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Natalie J. Clowser

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of August 2002

My Commission expires:

TERASINA D. LARGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public