Box 58-A

740.00
13.00
753.00

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***200,000.00.

Affiant

Subscribed and sworn to before me this 15 day of November, 2002.

Notary Public

My Commission Expires: 9/20/04

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Davidson County DEEDWARR
Recvd: 12/12/02 08:39 2pgs
Fees:13.00 Taxes:740.00
20021212-0153327

ADDRESS OF NEW OWNER

CHRISTOPHER VELTRIE
107 South 12th Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

Same as owner

MAP & PARCEL NOS.

MAP 83-9
PARCEL 248

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 DOLLARS ($***200,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, LISA ASHLEY NIPP, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER VELTRIE, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly 64.0 feet of Lots Nos. 22 and 23 on the Plan of East Edgefield Addition to Nashville as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID northerly part of Lots Nos. 22 and 23 front together 64.0 feet on the easterly side of 12th, formerly Pine Street, and runs back between parallel lines with the southerly margin of an alley 100.0 feet to the westerly line of Lot No. 24 in said Addition.

BEING the same property conveyed to Lisa Ashley Nipp, an unmarried person, by deed from J. Kevin Griffey and wife, Kelly Ann Griffey, of record in Book 11129, page 7, Register's Office for Davidson County, Tennessee.

This is improved property known as 107 South 12th Street, Nashville, Tennessee 37206.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of November, 2002.

Lisa Ashley Nipp
LISA ASHLEY NIPP

Mel R. Antonen
Mel R. Antonen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LISA ASHLEY NIPP, the bargainor, with whom I am personally acquainted (or proved to me on 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 this 14th day of November, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10.12.05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee