RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02TN04370

WARRANTY DEED

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.

MY COMMISSION EXPIRES:
NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$308,000.00 Sharon A Marott
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF December, 2002
Eileen Strange
Notary Public
MY COMMISSION EXPIRES: 11/6/06

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARSHALL GRAVES **315 FANN ROAD** **NOLENSVILLE, TN 37135**	Same	**187-145**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY R. LIPSCOMB AND WIFE, CAREN A. LIPSCOMB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARSHALL GRAVES AND WIFE, JOY GRAVES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in a 50 foot wide private road known as Fann Road, said point being the southeast corner of the property conveyed to Larry D. Mullins, the northeast corner of a tract of land deeded to William Roscoe Tanner, and the southeast corner of the herein described land; thence, leaving said private road with a line common to Tanner, North 83 degrees 47 minutes 59 seconds West, passing an iron pin set at 25.00 feet, a total distance of 747.63 feet to an iron pin existing; thence, with a line common to Tanner, North 05 degrees 44 minutes 09 seconds East, 111.43 feet to an iron pin existing a common corner to Edward Walter Hill; thence, with a line common to Hill, North 06 degrees 34 minutes 00 seconds East, 164.75 feet to an iron pin set; thence, with a new line severing the lands of Larry D. Mullins, South 88 degrees 41 minutes 59 seconds East, 368.66 feet to an iron pin set; thence, with a severance line, South 73 degrees 32 minutes 03 seconds East, passing at 405.85 feet an iron pin set, a total distance of 430.85 feet to a point in Fann Road; thence with Fann Road, South 06 degrees 07 minutes 30 seconds West, 59.80 feet to a point; thence, with Fann Road, South 20 degrees 35 minutes 00 seconds West, 176.61 feet to the point of beginning, according to a survey by Billy Carl Tomlin & Associates RLS #383, dated March 13, 1994.

Being the same property conveyed to Jeffrey R. Lipscomb and wife, Caren A. Lipscomb, by Warranty Deed from Larry D. Mullins and wife, Marcia G. Mullins, dated March 21, 1994 and recorded March 23, 1994 in Book 9287, page 649, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **315 FANN ROAD, NOLENSVILLE, TN 37135**
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, and we do covenant with the 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 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 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 13th day of December, 2002.

Jeffrey R Lipscomb
JEFFREY R. LIPSCOMB

Caren A. Lipscomb
CAREN A. LIPSCOMB

Davidson County DEEDWARR
Recvd: 12/20/02 10:08 2pgs
Fees:13.00 Taxes:1139.60

20021220-0157366

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY R. LIPSCOMB AND WIFE, CAREN A. LIPSCOMB the bargainors 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 Brentwood, Tennessee, this 13th day of December, 2002.

Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2002., before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2002..

My commission expires:_____

Notary Public