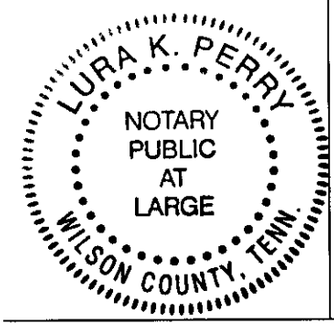
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES Aug. 8, 2004
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/05/04 14:52 2pgs
Fees:13.00 Taxes:407.00

20040105-0001366

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bridget M. Kallaos	AMSOUTH BANK	Map 150-10
(NAME) 3416 Township Road	(NAME) 2050 Parkway Office Circle	Parcel 72.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham Alabama 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Steve L. Pippin Jr. and wife Vickie Gadd Pippin , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bridget M. Kallaos and Samuel P. Kallaos, Husband and Wife , 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:

Being Lot No. 276 on the Plan of Towne Village of the Country, Section III, as of record in Plat Book 5200, Pages 269 and 269, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steve L. Pippin Jr., unmarried by deed from Robert Kenneth Overby, Jr. of record in Deed Book 10217, page 80, Register's Office for said County.

The said Steve L. Pippin, Jr. having since married is joined in this conveyance by his wife Vickie Gadd Pippin.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5635, page 545, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3416 Township Road, Antioch, TN 37013

(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 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 my/our hand(s) this 22nd day of December, 2003.

Vickie Gadd Pippin

Steve L. Pippin Jr.

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Steve L. Pippin Jr. and Vickie Gadd Pippin the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/22/2003

My Commission Expires: Aug. 8, 2004

Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number23120029
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122