Return To:
First Title & Escrow
File Box 9B
#22171

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 01/07/04 10:53 2pgs
Fees:13.00 Taxes:4440.00

20040107-0002544

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Subscribed and sworn to before me, this 29 day of Dec., 2003.

Notary Public

My Commission Expires

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
John Mark Tipps Kimberli Joi Tipps 1217 Chickering Road Nashville, TN 37215	New Owner	130-14-7

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **McDavis, L.L.C., a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Mark Tipps and wife, Kimberli Joi Tipps,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 41 on the Revised Plan of B. F. Woodard's Warner Park Subdivision, as of record in Book 1130, page 87, Register's Office for said County, more described as follows:

Said Lot No. 41 fronts 200 feet on the westerly side of Chickering Road and extends back 300 feet on the northerly line and 304.4 feet on the southerly line to a dead line in the rear measuring 180 feet thereon.

Being the same property conveyed to McDavis, L.L.C., by deed of record in Instrument No. 20000405-0034437, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 1217 Chickering Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor 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 otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of December, 2003.

McDavis, L.L.C.

By: _____

Frank P. Davis, partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Frank P. Davis, with whom I am personally acquainted, and who upon oath, acknowledged himself to be a Partner of McDavis, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name McDavis, a Tennessee Limited Liability Company, by himself as such Partner.

Witness my hand, at Nashville, Tennessee, this 30th day of December, 2003.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN