PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of January, 2004, by and between JOHN D. LIPPARD, A MARRIED MAN, hereinafter called Grantor, and GREGORY A. HASTINGS, A MARRIED MAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOHN D. LIPPARD, A MARRIED MAN, as Grantor, does hereby bargain, sell, transfer and convey unto GREGORY A. HASTINGS, A MARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 241 WELCH RD., NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

Bridget Lippard, wife of JOHN D. LIPPARD, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

X _____
JOHN D. LIPPARD
SIGNATURE OF SELLER

X _____
BRIDGET LIPPARD
SIGNATURE OF SELLER SPOUSE

Davidson County DEEDWARR
Recvd: 02/05/04 10:10 3pgs
Fees:18.00 Taxes:298.79

20040205-0014064

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF TX
COUNTY OF GALVESTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN D. LIPPARD, joined by HIS WIFE SPOUSE,** BRIDGET GALZA LIPPARD, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28TH day of **January, 2004.**

Donna J. Kligar
Notary Public

My Commission Expires: 2-18-05

Name and Address of Property Owner:

GREGORY A. HASTINGS, A MARRIED MAN
2302 Wimbledon Circle
Franklin, TN 37069

NOTARY PUBLIC STATE OF TEXAS
DONNA J. KLIGAR
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-18-2005

Property Address:

241 WELCH RD.
NASHVILLE, TN 37211

Person Responsible for Taxes:

NEW SOUTH FEDERAL SAVINGS BANK
210 AUTOMATION WAY
BIRMINGHAM, AL 35210

Map & Parcel #: MAP 133-15. PARCEL 68

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80,753.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **January, 2004.**

DENISE C. ALLIS
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 33 on the Plan of Section One, Herbert Heights, as of record in Book 3500, page 28, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to JOHN D. LIPPARD, A MARRIED MAN, by Deed from BOB SPARROW, of record in Instrument No. 20000324-0029897, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 133-15, PARCEL 68).

2. All matters as set forth on the Plan of record in Plat Book 3500, page 28, said Register's Office, which plan includes a 40-foot minimum building setback line from WELCH ROAD; a 10-foot public utility and drainage easement along the REAR lot line; and a 2.5 x 30-foot UTILITY ANCHOR easement on the corner of said lot.

3. Restrictive Covenants of record in Book 3535, Page 11, Register's Office for DAVIDSON County, Tennessee.