Davidson County DEEDWARR
Recvd: 03/03/04 12:07 2pgs
Fees:13.00 Taxes:1990.60

20040303-0024114

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-24-07

(AFFIX SEAL)

CARRIE ANN CLEAKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

P-NBC-04-4004

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Lamb	~~National Bank of Commerce~~ (NAME)	
4004 Sunnybrook Drive	New Owner	130-3-87
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN MARK TIPPS AND WIFE, KIMBERLI JOI TIPPS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH LAMB AND ALBERT POUND LAMB, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Re-Subdivision of part of Royal Oaks Subdivision, as of record in Book 1424, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 165 feet on the northerly side of Sunnybrook Drive and runs back 271.3 feet on the easterly line and 262.8 feet on the westerly line, to a dead line in the rear measuring 182.8 feet thereon.

Being the same property conveyed to John Mark Tipps and wife, Kimberli Joi Tipps from Michael S. Crusham and wife, Susan Rose Crusham by Warranty Deed dated November 15, 1989 filed for record in Book 7995, page 180 Register's Office for Davidson County, Tennessee.

Propety subject to:

1. Easement for sanitary sewers and/or storm drainage, of record in Book 4147, page 389, Register's Office for Davidson County, Tennessee.

2. All matters as shown on the Plan of record in Book 1424, page 31, Register's Office for Davidson County, Tennessee, which includes an owner's certificate, a 70 foot minimum building setback line from Sunnybrook Drive and a 10 foot utility easement along the westerly and northerly lot lines.

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

unimproved ( )
This is improved (X) property, known as 4004 Sunnybrook Drive, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of February, 2004.

John Mark Tipps

Kimberli Joi Tipps

STATE OF

COUNTY OF Davidson

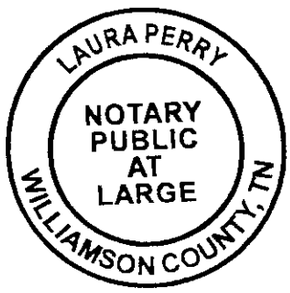
I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that John Mark Tipps and wife, Kimberli Joi Tipps personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of February, 2004.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903