This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040069

Return to:
Elite Title Company
109 Westpark Drive
Suite ~~196~~ 230
Brentwood, TN 37027

Send Tax Bills To:
~~GLOBAL~~ GMAC
P.O. BOX 529760
DALLAS TX 75352

Davidson County DEEDWARR
Recvd: 04/20/04 14:50 2pgs
Fees:13.00 Taxes:795.50
20040420-0044779

New Owner is:
Marc & Katie C. Pisapia
1201 Kenwood Dr.
Nashville, TN 37216

MAP: 61-08
PARCEL: 180.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William L. Piper and Vivian Piper**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Marc Pisapia and Katie C. Pisapia**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot Nos 29 and 30 of Block "E" on the Plan of Jackson Park, Section 2, as of record in Book 843, page 21, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to William L. Piper and wife, Vivian Piper by Warranty Deed from Ronald H. Johnson and wife, Patricia M. Johnson dated 05/31/02, recorded 06/03/02, in Instrument No. 200206030066764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of March, 2004.

GRANTOR:

William L. Piper

Vivian Piper

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William L. Piper and Vivian Piper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of March, 2004.

Heather M. Moore
Notary Public

My Commission Expires: 8/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

SWORN TO and subscribed before me this 29th day of March, 2003.

Heather M. Moore
NOTARY PUBLIC

My commission expires:

8/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007