FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Priscilla G. Warrington	National Bank of Commerce	Map 95
135 Spring Valley Road	115 29th Ave. South	Group 4
Nashville, TN 37214	Nashville, TN 37212	Parcel 233

FOR AND IN 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

Viola H. Kipp

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Priscilla G. Warrington, an unmarried woman

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 Parts of Lot No. 72 and 73 on the plan of part of Bluefields, as of record in Book 843, Page 34, Register's Office for said County, being Lot No. 11 on the unrecorded plan of the resubdivision of Lots Nos. 71, 72 & 73, in Bluefields, described according to a survey made by Z. J. Wilkinson, Surveyor, July 10, 1950, as follows:

Beginning on the easterly margin of Spring Valley Road at a point 60 feet south of the corner of Lots Nos. 71 and 72, being the southwest corner of the property conveyed to Gordon G. Pierce and wife, by deed from R. D. Stanford, Trustee, of record in Book 1909, Page 593, said Register's Office, thence with said Road, southwardly 110 feet to the corner of Lots Nos. 10 and 11 on said unrecorded plan; thence with the line between said two lots, eastwardly 263 feet to the westerly line of the property conveyed to Carl N. Gessler and wife, by deed from R. D. Stanford, Jr., Trustee, of record in Book 2011, Page 495, said Register's Office, thence with said line, northwardly 80 feet to the southeast corner of said Pierce property; thence with the southerly line of said Pierce property, north 81 deg. 33' west 284.1 feet to the beginning.

Being the same property conveyed to David Clare Kipp, Sr. and wife, Viola H. Kipp by Quitclaim Deed from Park H. Owen, Trustee, of record in Book 5328, Page 623, said Register's Office, dated August 22, 1978. The said David Clare Kipp, Sr. now being deceased.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 135 Spring Valley Road, Nashville, TN 37214

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 hand this 20th day of May, 2004.

Viola H. Kipp

Viola H. Kipp

Davidson County DEEDWARR
Recvd: 05/24/04 15:49 2pgs
Fees:13.00 Taxes:495.80

20040524-0060881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Viola H. Kipp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 2004.

My Commission Expires: 01/29/05

Notary Public

