RECORD AND RETURN TO:
GOBER TITLE & ESCROW
4989 Lebanon Pike, # 2A
Old Hickory, TN 37138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2004

Notary Public

MY COMMISSION EXPIRES: 6/28/08

Davidson County DEEDWARR
Recvd: 07/12/04 15:28 1pgs
Fees:13.00 Taxes:201.65
20040712-0082865

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 4989 Lebanon Pike, # 2A, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Jacobus **131 Brooke Castle Drive** **Hermitage,TN 37076**	**SAME**	**75 - 08-0-A - 25**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michael E. Phipps, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Jacobus, un married

HEREINAFTER CALLED THE GRANTEES, ***His /Her / Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Described property located in Davidson County, Tennessee, to wit:

Being Unit Number 131 of Brooke Castle Condominiums created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the condominium site plan of Brooke Castle condominium as of record in Book 6250, Page 627.

Being the same property conveyed to Michael E. Phipps from Housing and Urban Development by Deed dated June 5, 2003, of record in Instrument No. 20030619-0084875, said Register's Office for Davidson County, Tennessee.

This property was investment property and was not used as marital property.

This is improved (X) property known as **131 Brooke Castle Drive, Hermitage, TN 37076**

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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this 6th day of July, 2004

Michael E. Phipps

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 Michael E. Phipps and , the ***bargainor(s)*** 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 and official seal, this 6th day of July, 2004.

Commission Expires: 6/28/08

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public: Tina Nichols