WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/04 09:00 2pgs
Fees:13.00 Taxes:962.00

20040803-0092510

State of Tennessee)
County of Davidson)

G#2620-2

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2004.

Notary Public

My commission expires: September 25, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
BENJAMIN L. TROUPE	U.S. Bank, N.A.	**Map 161-01-0-B, Parcel 099.00co**
1105 Rannoch Place	1550 American Blvd, East	
Nashville, TN 37220-2351	Bloomington,MN 55425	

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,

CHOYER LUMPP, an unmarried man, and JAMES WILLARD, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN L. TROUPE

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:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Final Plat of Aberdeen Woods, Phase Three, Section One, a Planned Unit Development, as of record in Instrument No. 200005230051434, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Choyer Lumpp and James Willard, by Warranty Deed dated April 30, 2003, from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument No. 20030502-0059113, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10790, Page 189, and as amended in Book 11303, Page 555, in Book 11714, Page 843, in Instrument No. 200002030011436, in Instrument No. 20030221-0023491, in Instrument No. 20030221-0023492, and in Instrument No. 20030730-0108227, said Register's Office; By-Laws of record in Book 10790, Page 219, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Choyer Lumpp pursuant to a Power of Attorney executed by him on the 26th day of July, 2004, of record in Instrument No. 20040803-0092509, Register's Office for Davidson County, Tennessee.

This is Improved (__X__) Unimproved (____) property, known as: **1105 Rannoch Place, Nashville, TN 37220-2351.**

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 convenant 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/our hand(s) this **30th** day of **July, 2004.**

Choyer Lumpp
BY: James V Willard ATT IN FACT
CHOYER LUMPP BY: JAMES WILLARD, HIS ATTORNEY-IN-FACT

James V Willard
JAMES WILLARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the **30th** day of **July, 2004,** before me personally appeared **JAMES WILLARD,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **CHOYER LUMPP,** as his attorney-in-fact and acknowledged that **JAMES WILLARD** executed the same as the free act and deed of the said **CHOYER LUMPP.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 **JAMES WILLARD,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **July, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.