File #200470024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: 07/09/06 7/9/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1418 Kensington Square Court, Bldg. F, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	Citimortgage, Inc.	MAP-PARCEL NUMBERS
Philip L. Tipton and Effie J. Tipton		Map: 162-1-C-80
(NAME)	(NAME)	
486 Hickory Glade Drive	1000 Technolgy Drive	Parcel:
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	O'Fallon, Mo. 63304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CAROL A. LEE, formerly known as Carol A. Kuzma,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PHILIP L. TIPTON AND EFFIE J. TIPTON**, 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 all of Unit No. 80, on the Site Plan, Phase 2, Hickory Glade, as shown by plat appearing of record in Plat Book 6900, Page 41, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Carol A, Kuzman by Warranty Deed dated December 8, 1998 of record in Book 11248, Page 879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6824, Page 929, and re-recorded in Book 6898, Page 896, as amended in Book 6924, Page 952, and re-recorded in Book 6808, Page 919, as amended in Book 6898, Page 920, Book 6957, Page 473, Book 7959, Page 869 and in Instrument No. 20031223-0182416; By-Laws of record in Book 6878, Page 390, as amended in Book 10697, Page 182; Charter of Hickory Glade Homeowners' Association of record in Book 6845, Page 780; Quitclaim Deed to Homeowners' Association of record in Book 7260, Page 72; Sanitary Sewer and/or Storm Drainage Easement of record in Book 7384, Page 941; all matters shown on plat of record in Plat Book 6900, Page 41; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (x)
This is improved ( ) property, known as 486 Hickory Glade Drive, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 29th day of October, 2004.

Carol A. Kuzma

Davidson County DEEDWARR
Recvd: 11/01/04 11:06 2pgs
Fees:13.00 Taxes:310.80

20041101-0130613

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Carol A. Lee, formerly known as Carol A. Kuzma who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of October, 2004.

Vanessa L Allen

Notary Public

My Commission Expires: 7/9/04

(SEAL)

Mail After Recording To:
Rebecca Manaska
Southern Title Services, LLC
1418 Kensington Square Court, Bldg. F
Murfreesboro, TN 37130