WARRANTY DEED

B-C21-04-0147

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Betty Lodges
Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2004.

Spencer R. Talbott
Notary Public

MY COMMISSION EXPIRES: JAN 27, 2007
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
SPENCER R. TALBOTT
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Tippens	National Bank of Commerce	
147 Westfield Drive	(NAME) 115 29th Avenue South	128-13-0-A 147 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELBERT W. TIPPETT, JR. AND DIANNE M. TIPPETT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER L. TIPPENS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Unit 147, WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET), of record in Plat Book 6250, Page 590 revised in Plat Book 6250, Page 748, as established under Master Deed of record in Book 6678, Page 771, Book 6736, Page 10, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256 in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Elbert W. Tippett, Jr. and wife, Dianne M. Tippett by Warranty Deed from Lisa Taylor Getty and husband, Don Getty, recorded the 10th day of April, 1997 in Deed Book 10412, Page 414, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 12/22/04 14:50 2pgs
Fees:13.00 Taxes:279.35

20041222-0152456

unimproved ( )
This is improved (X) property, known as 147 Westfield Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of December, 2004.

X Elbert W. Tippett, Jr.
Elbert W. Tippett, Jr.

X Dianne M. Tippett
Dianne M. Tippett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elbert W. Tippett, Jr. and Dianne M. Tippett, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903