Return to: First Title & Escrow Co. Inc.
Box 93 File # 23688

Davidson County DEEDWARR
Recvd: 12/28/04 14:14 2pgs
Fees:13.00 Taxes:2867.50
20041228-0153137

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $775,000.00.

Affiant

Subscribed and sworn before me this the 17th of December, 2004.

Notary Public
My commission expires: 11/25/

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Douglas Clay Neuman 6308 Harding Road Nashville, TN 37205	NEW OWNER	129-07-0-011.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael F. Kipp and wife, Mary Ann Kipp, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Douglas Clay Neuman and wife, Elizabeth Byrd Neuman, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of
West Meade Farms, Section 1, as of record in Book 1424, Page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael F. Kipp and wife Mary Ann Kipp by deed from Donald F. Mintmire and Beverly A. Mintmire, dated October 22, 1986, of record in Book 7021, Page 135, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 6308 Harding Road, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17th of December, 2004.

Michael F. Kipp

Mary Ann Kipp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael F. Kipp and Mary Ann Kipp, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th of December, 2004.

My commission expires:

Notary Public

