Record 4M Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/05 15:00 2 pg:
Fees:13.00 Taxes:407.00

20050125-0009250

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $110,000.00.

Affiant

Subscribed and sworn to before me this 14 day of January, 2005

Notary Public
My Commission Expires: 10-2-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
E. Spivey Lipsey, Jr.	SAME	154-130.00
5141 Pine Hill Road		
Nashville, TN 37221	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David B. Warren and Carolyn W. Warren,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **E. Spivey Lipsey, Jr., married** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 9th Civil District, beginning at an iron rod in the center of a drive leading from Pine Hill Road, a private road which runs to Griffith Road, on the west edge of a small lake in the north boundary of Miller Property, then with said line of Miller, North 65 degrees 03 minutes 25 seconds West, 399.06 feet to an iron rod, then South 25 degrees 15 minutes 55 seconds West, 394.08 feet to an iron rod, Miller's southwest corner in a fence, then with the north line of Map 154, Parcel 20, North 72 degrees 20 feet, 55 seconds West, 267.60 feet to an iron rod then leaving said north line of Map 154, Parcel 20, North 02 degrees 51 minutes 11 seconds East, 759.46 feet to an iron rod in the center of Pine Hill Road, then with said center line, South 64 degrees 24 minutes 46 seconds East, 121.73 feet, South 75 degrees 06 minutes 33 seconds East, 61.24 feet, South 84 degrees 55 minutes 29 seconds East, 72.47 feet, then leaving Pine Hill Road, South 88 degrees 15 minutes 27 seconds East, 459.68 feet to the center of the drive leading to the lake, thence with said drive South 12 degrees 20 minutes 25 seconds East, 57.45 feet, South 02 degrees 16 minutes 33 seconds West, 380.70 feet, South 10 degrees 27 minutes 12 seconds East, 126.66 feet, to the beginning; containing 10.00 acres more or less according to a survey by Perry A. Chaptering, Jr., 3/06/84.

Together with a non-exclusive permanent easement or right-of-way over Pine Hill Road to Griffith Road for the enjoyment of grantees, their heirs, successors and assigns, to pass with or without vehicles for ingress and egress to the property described above; subject to the rights of other persons in and to the use of Pine Hill Road and subject to the widening of Pine Hill Road, if necessary, in the event Pine Hill Road is dedicated as a public way. This easement shall be perpetual and shall run with the land.

Being the same property conveyed to David B. Warren and wife, Carolyn W. Warren, by deed from Daniel R. Hoehn and wife, Tracy L. Hoehn, on November 27, 1991, of record in Book 8500, page 809, Register's Office for Davidson County, Tennessee. And further conveyed to David B. Warren and Carolyn W. Warren, as tenants in common by Quitclaim Deed from David B. Warren and wife, Carolyn W. Warren, tenants by the entirety, on March 21, 2001, said Register's Office.

The property is subject to the following:

- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7467, page 532; and Book 7160, page 28 and re-recorded in Book 7424, page 149, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
- Right-of-Way of Pine Hill Road.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 14, 2005.

David B. Warren
David B. Warren

Carolyn W. Warren by David B Warren as attorney in fact
Carolyn W. Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David B. Warren and Carolyn W. Warren** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 14, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared David B. Warren, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Carolyn W. Warren, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Carolyn W. Warren, the bargainor(s), by the said David B. Warren, as Attorney-in-Fact.

WITNESS my hand and seal, this 14 day of January 2005.

NOTARY PUBLIC My Commission Expires: 9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY