#9242 Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me, this 31st day of January, 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KENNETH TULLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5/28/2008

Davidson County DEEDWARR
Recvd: 02/09/05 14:19 2 pgs
Fees:13.00 Taxes:2645.50
20050209-0015230

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip P. Shipp	Countrywide Home Loans, Inc.	145
(NAME)	(NAME)	(MAP)
1780 Tyne Boulevard	807 Crescent Center Dr, #510	9.01
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Rickie E. Hall and husband Donald E. Hall, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Phillip P Shipp and wife, Mary K Shipp, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being situated in the City of Forest Hills, and being described according to the survey of Anderson Delk and Associates, May 17, 1978, as follows:

BEGINNING at a point 1027.73 feet southerly or southwesterly (measured along the said margin of Tyne Boulevard) from the point of intersection of the said margin of Tyne Boulevard and the northerly boundary of the tract of land which was conveyed to Jack Husband and wife, Kathryn Y. Husband, by deed of McQuiddy Printing Company, et al, of record in Book 2045, page 143, Register's Office for said County, from said point of beginning thence with the northwesterly margin of Tyne Boulevard, along a generally southwesterly course, with a curve having a radius of 762.91 feet (measured along the center line of Tyne Boulevard) 289.3 feet to a concrete monument; thence leaving said Tyne Boulevard, north 39 degrees 47 minutes west, 415.20 feet to a concrete monument; thence north 19 degrees 41 minutes east, 152.00 feet to a concrete monument; thence south 60 degrees 05 minutes east, 433.6 feet to the point of beginning and containing two acres, more or less; and there is further included in this conveyance all the grantors' right, title and interest in and to that portion of Tyne Boulevard lying between its center line and its northwesterly margin, and the extensions of the northerly and southerly boundary lines of the tract hereinabove described.

Being the same property conveyed to Rickie E. Hall and Donald E. Hall by deed from Karen M. McDevitt, unmarried, dated June 2, 2003, of record in Instrument No. 20030605-0077736, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1780 Tyne Boulevard, Nashville, Tennessee 37215

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 covenant 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 31st day of January, 2005.

Rickie E. Hall
Rickie E. Hall

Donald E. Hall

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rickie E. Hall and Donald E. Hall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of January, 2005.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.