Return TO:
Wilson Title
103 Maple St
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 05/03/05 14:50 2 pgs
Fees:13.00 Taxes:442.15
20050503-0049422

STATE OF TENNESSEE
COUNTY OF Williamson

H-2147

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of April, 2005.

Notary Public

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission Expires: 11/10/08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marc A. Purkey and Leslie M. Haislip
1257 Jackson's Hill
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Countrywide Home Loans
4500 Park Granada
Calabasas, CA 91302-1613

MAP-PARCEL NUMBERS:
086-07-0-094

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sheila A. Lippman, married, formally known as Sheila A. Schlosser,** hereinafter referred to as Grantor, hereby transfers and conveys to **Marc A. Purkey, an unmarried man and Leslie M. Haislip, an umarried woman, as tenants in common with right of survivorship** hereinafter referred to as 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 Lot No. 99 on the Plan of Jackson's Retreat, Phase II, as of record in Plat Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sheila A. Schlosser by Warranty Deed from Robert J. Dubiel and Arlene D. Vinion Dubiel, husband and wife, of record at Instrument No. 20010706-0072255, Register's Office for Davidson County, Tennessee, dated June 18, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 673, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5741, Page 360, Book 5745, Page 294, and Book 6176, Page 939, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5745, Page 294, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1257 Jackson's Hill, Hermitage, Tennessee 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 22nd day of April, 2005.

Sheila A. Lippman
By Donald R. Barrett, Jr. Attorney in fact

Greg Lippman *
By Donald R. Barrett, Jr. Attorney in fact

* Greg Lippman conveys any and all of his martial interest in the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr. whom I am personally acquainted and who proved himself to be the attorney-in-fact for Sheila A. Lippman and Greg Lippman who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Sheila A. Lippman and Greg Lippman.

Witness my hand and official seal this 22nd day of April, 2005.

Notary Public Carol R Rivers

My Commission Expires: 11/10/08

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

12517-BW