This document was prepared by:
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Davidson County DEEDWARR
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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
DAVID T. LIPSEY, et ux 604 BAXTER LANE NASHVILLE, TN 37220	SAME	119-1/390,389,388

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **DAVID T. LIPSEY and wife, MARILYN A. LIPSEY,** hereinafter named Grantees, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **JUANITA M. PEEK, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto the said **DAVID T. LIPSEY and wife, MARILYN A. LIPSEY,** Grantees herein, their heirs, successors and assigns, Grantor's entire interest in certain parcels of land in Davidson County, Tennessee, as follows:

Map 119-01, Parcel 388:

A certain lot or parcel of land located at Woodbine, formerly Flat Rock, in the Sixth Civil District of Davidson County, Tennessee, more particularly described as follows:

Lot No. 82 on the Overhill City Land Company and W. H. Fox Subdivision as per plan rerecorded in Book 332, page 21, Register's Office for Davidson County, Tennessee, and lot fronting 50 feet on the south side of Oriel Street and extending southwardly 150 feet between parallel lines to an alley.

Map 119-01, Parcels 389 and 390:

Certain real property located in Davidson County, Tennessee, more particularly described as follows:

Lot Nos. 80 and 81, of the plan of the Overhill City Land Company and W. H. Fox Subdivision which plan is recorded in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 80 and 81 front together one hundred (100) feet on the south side of Oriel Street and run back southwardly between parallel lines, 150 feet to an alley.

Being the same property conveyed to Juanita Peek by Quitclaim Deed of record in Book 10929, page 91, Register's Office for Davidson County, Tennessee.

This is improved property known as 219 Oriel Avenue, Nashville, Tennessee 37210.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This conveyance is made subject to 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness our hands this 13th day of June, 2005.

Juanita M Peek
JUANITA M. PEEK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $145,000.00. Subscribed and sworn to before me, this the 13th day of June, 2005.

Tammy Mellon
AFFIANT

Christy Y. Lane
NOTARY PUBLIC

CHRISTY Y. LANE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3-21-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr. a Notary Public in and for said County and State, **JUANITA M. PEEK**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 2005.

Ronald H Bice Jr
NOTARY PUBLIC

My commissions expires: 9-24-05

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN