Davidson County DEEDWARR
Recvd: 10/31/05 14:45 4 pgs
Fees:22.00 Taxes:0.00
20051031-0131424

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** One Belle Meade Place 4400 Harding Road, Suite 101 Nashville, Tennessee 37205 (615) 777-5400	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Kimberli Joi Tipps, Trustee 1217 Chickering Road Nashville, Tennessee 37215	SAME	Map 130-14 Parcel 7

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kimberli Joi Tipps, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kimberli Joi Tipps, Trustee of The Kimberli Joi Tipps Living Trust, established by the Revocable Trust Agreement of Kimberli Joi Tipps, dated October 4, 2005**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of

Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of October, 2005.

Kimberli Joi Tipps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberli Joi Tipps, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of October, 2005.

JEFFREY MOBLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

Notary Public

My Commission Expires:

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 41 on the Revised Plan of B. F. Woodard's Warner Park Subdivision, as of record in Book 1130, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 41 fronts 200 feet on the westerly side of Chickering Road and extends back 300 feet on the northerly line and 304.4 feet on the southerly line to a dead line in the rear measuring 180 feet thereon.

Being the same property conveyed to John Mark Tipps and wife, Kimberli Joi Tipps, by deed from McDavis, L.L.C, of record as Instrument No. 20040107-0002544, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Kimberli Joi Tipps by deed from John Mark Tipps of record as Instrument No. 20051025-0128922, Register's Office for Davidson County, Tennessee.

This is improved property known as 1217 Chickering Road, Nashville, Tennessee 37215.