PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/16/05 14:09 2 pgs
Fees:13.00 Taxes:1069.30
20051116-0138628

W & I Ref: gj Title No: 46765

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benji Adair Peck Katherine Vann Peck 1007 Paris Avenue Nashville, Tennessee 37204	Capital Bank and Trust Company 1808 West End Avenue Suite 600 Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 118-01-245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$289,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clifford M. Lippard and spouse, Adrienne L. Newman** Lippard, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benji Adair Peck and spouse, Katherine Vann Peck** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of L. G. Noel's Section Subdivision of Idelwild of record in Book 332, page 77, Register's Office for Davidson County, Tennessee.

Said Lot no. 87 fronts 50.0 feet on the southerly side of Paris Avenue and extends back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Clifford M. Lippard and wife, Adrienne L. Newman Lippard by deed from James N. Farris, unmarried of record in Book 10488, page 151, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; All mattes shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 77, said Register's Office.

This is improved property, known as: 1007 Paris Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of November, 2005 .

Clifford M. Lippard

Adrienne L. Newman Lippard

State of TENNESSEE
County of DAVIDSON

On this 14th day of November, 2005 , before me the undersigned authority, personally appeared **Clifford M. Lippard and Adrienne L. Newman Lippard** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $289,000.00

Affiant

Sworn and subscribed before me this 14th day of November, 2005

My Commission Expires: MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 29, 2006

Notary Public