Box 17

# WARRANTY DEED

B-ERA-05-509

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR 31, 2007

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bruce Kiper | Same | |
| 509 Elmont Terrace (ADDRESS) | (NAME) | 180-4A-10CO |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | (ADDRESS) (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ADONIS K. JARMON AND WIFE, MERLYN E. JARMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRUCE KIPER AND WIFE, SHANNON KIPER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 10 ON THE PLAN OF HIGHLAND CREEK, SECTION ONE, AS OF RECORD IN PLAT BOOK 9700, PAGE 959 AND 960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ADONIS K. JARMON AND WIFE, MERLYN E. JARMON BY WARRANTY DEED FROM WESTMINSTER HOMES OF TENNESSEE, INC., RECORDED ON THE 2ND DAY OF FEBRUARY, 2001 IN INSTRUMENT NO. 20010202-0010558, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 509 Elmont Terrace, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of December, 2005.

Adonis K. Jarmon

Merlyn E. Jarmon by Adonis K. Jarmon, her Attorney in Fact

Davidson County DEEDWARR
Recvd: 12/19/05 10:56 2 pgs
Fees:13.00 Taxes:1017.13
20051219-0151841

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adonis K. Jarmon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of December, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Adonis K. Jarmon, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Merlyn E. Jarmon and acknowledged that he/she executed the same as the free act and deed of the said Merlyn E. Jarmon.

Witness my hand and official seal at
Davidson County, TN
on this the 12th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 4-25-06

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903