Davidson County DEEDWARR
Recvd: 02/14/06 13:52 2 pgs
Fees:13.00 Taxes:81.40
20060214-0017946

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Kelly Tipler / John Hood 1305 Tremont Street Nashville, TN 37212	same	082-04-122.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Bluegrass Title Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kelly Tipler and John Hood, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly one-half of Lot No. 20 on the Map of A.W. Will's Subdivision of the McFerrin Lands of record in Book 57, page 82, Register's Office, Davidson County, Tennessee. Said part of Lot No. 20 fronts 37.2 feet on the easterly side of North 6th Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Bluegrass Title Company, by deed fr4om Herman F. Benjamin of record in Instrument # 20060105-0001764, Register's Office, Davidson County, Tennessee.

This is improved property known as: 1027 North 6th Street, Nashville, TN 37207

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 the GRANTOR does covenant with the said GRANTEES that the GRANTOR is 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 itself, its 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. Whenever 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 our hands this 10th day of February, 2006

Bluegrass Title Company
By: Ann F. Curtis
Its: President

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ann F. Curtis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President, or other officer authorized to execute the instrument on the behalf of Bluegrass Title Co., the within named bargainor, a Corporation, and that she as such Pres, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by herself as President. Dated 10th day of February, 2006

APRIL R. McMAHAN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 6.15.09

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $22,000.00

Affiant

Subscribed and sworn to before me this 10th day of February, 2006.

APRIL R. McMAHAN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 6.15.09