This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Arnie Barn, Inc.
P. O. Box 40611
Nashville, TN 37204

SEND TAX BILL TO:
Owner

MAP **104-8**
GROUP
PARCEL **284**

MORTGAGEE:
None

Davidson County DEEDWARR
Recvd: 03/08/06 08:51 2 pgs
Fees:13.00 Taxes:1295.00
20060308-0026676

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Aaron D. Tippin and wife, Thea Tippin,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Arnie Barn, Inc.**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being the northerly 55 feet of the southerly110 feet of the easterly half of Lot No. 46 in O. B. Hays Plan of Large Lots called "Rokeby" as of record in Book 21, page 87, Register's Office, Davidson County, Tennessee.

Said part of said lot begins at a point in the westerly margin of 17th Avenue, South 55 feet northerly of the line between Lots No. 45 and 55 in said plan; thence northerly with the westerly margin of said Avenue 55 feet; thence at right angles westerly 157-1/4 feet, more or less, to the easterly margin of an alley; thence southerly with the easterly margin of said alley, 55 feet; thence easterly parallel to said line between Lots 46 and 55 in said plan; 157-1/4 feet, more or less, to the beginning.

Being the same property conveyed to Aaron D. Tippin and wife, Thea Tippin by deed from Sherryl L. Wade, a single person of record in Book 9982, page 604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1505 17th Ave. South, Nashville, Tennessee 37212.**

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, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this the **2nd** day of **March, 2006**.

Aaron D. Tippin

Thea Tippin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Aaron D. Tippin and wife, Thea Tippin**, the b argainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of March, 2006.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of March, 2006.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/10/2010