THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
624 Hwy 76
White House, TN 37188

Our File Number: 23692Q

Davidson County DEEDWARR
Recvd: 04/25/06 12:41 2 pgs
Fees:13.00 Taxes:347.80
20060425-0047156

MAP/GROUP/PARCEL: 034-14-16.00

NEW OWNER'S NAME AND ADDRESS:
ROB TIPLER
106 MAYME COURT
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **VICKIE D. GOTTO, AN UNMARRIED WOMAN**, hereinafter called Grantor, does hereby transfer and convey unto, **ROB TIPLER**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Stanley Heights, of record in Book 3300, Page 74, Register's Office for said County.

Said Lot No. 11 fronts 69.0 feet on the easterly margin of Mayme Court and extends back 66.7 feet on the northerly line and 110.3 feet on the southerly line to a broken line in the rear, measuring 127.1 feet thereon.

The subject property is improved property known as 106 MAYME COURT, MADISON, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record as Instrument Number 20020710-0083022, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

VICKIE D. GOTTO

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, VICKIE D. GOTTO, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 13th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-5-08

SUMNER COUNTY, TENNESSEE
JANET L. ADAMS
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $94,000.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/20/08

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.