STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$252,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July 2006.

Notary Public

MY COMMISSION EXPIRES: 7-22-2007

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH ROGER LIPMAN, ET AL	OHIO SAVINGS BANK	**083-14-0-131.00**
(NAME) **5112 CASTLE POINT LANE**	(NAME) 1111 CHESTER AVENUE	
(ADDRESS) **GLEN ALLEN, VA 23060**	(ADDRESS) CLEVELAND, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/16/06 10:22 2 pgs
Fees:13.00 Taxes:932.40

20060816-0100853

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EAGLE EYE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH ROGER LIPMAN AND WIFE, GAIL ELAINE DOSS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 67 of Block "A" on the Map of Priest Home Place, of record in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eagle Eye Properties, LLC from Donald R. Florence and Barry Justice by deed of record in Instrument #20041027-0129288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 161, page 102, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1710 RUSSELL STREET, NASHVILLE, TN 37206**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of July, 2006.

EAGLE EYE PROPERTIES, LLC

T. Kinsel, Chief Manager

BY: TROY KINSEL, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **TROY KINSEL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Chief Manager** of **EAGLE EYE PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **EAGLE EYE PROPERTIES, LLC,** by himself as such Chief Manager.

Witness my hand and official seal at office this 31st day of July, 2006.

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires: **September 22, 2007**