Davidson County DEEDWARR
Recvd: 08/23/06 09:44 2 pgs
Fees:13.00 Taxes:499.50
20060823-0103710

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Shawn R. Lee
832 Stone Hedge Court
Old Hickory, TN 37138

MORTGAGEE
Mortgage Investors Group
8320 E. Walker Springs Lane, Suite 200
Knoxville, TN 37923

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 53-16-0, PARCEL 255.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel J. Tippens and wife, Charlotte Rose Tippens,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shawn R. Lee and wife, Amanda M. Lee,** 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:

Being Lot No. 36 on the plan of Stone Hedge Subdivision, Section 3 as of record in Plat Book 9700, Page 219 as amended in Book 10159, Page 42, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Daniel J. Tippens and wife, Charlotte Rose Tippins by deed of record from Rusty L. Reid and wife, Andrea C. Reid, dated February 22, 2002 of record in Instrument #200203070028455, Register's Office, Davidson, Tennessee.
Charlotte Rose Tippins and Charlotte Rose Tippens is one and the same person.
This is the same description as in previous deed.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record, if any, easements, notes, covenants and conditions as shown on the plan of record in Plat Book 9700, Page 219 as amended in Book 10159, Page 42, Register's Office, Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **832 Stone Hedge Court Old Hickory, TN 37138.**

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 our hands this 18th day of August, 2006.

Daniel J. Tippens

Charlotte Rose Tippens

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniel J. Tippens and wife, Charlotte Rose Tippens, the bargainor(s) 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 18th day of August, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.16.07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 6/9/07

MANDY ALSUP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON