Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $161,900.00

Affiant

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 28th day of August, 2006.

Notary Public
My commission expires: 5/3/10

Davidson County DEEDWARR
Recvd: 08/30/06 10:59 2 pgs
Fees:13.00 Taxes:599.03
20060830-0107112

15-0608-150817

Address of New Owner:	Send Tax Bills to:	Tax Informatio
Cara L. Lippl	Suntrust Mortgage Inc.	64-16-D-178.00
2709 Spring Farm Court	201 Fourth Ave. N 7th floor	
Hermitage TN 37076	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason W. Tippitt and wife Sarah Christian Tippitt, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cara L. Lippl, hereinafter called the Grantees, their successors 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 No. 148, on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason W. Tippitt, a single man by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated 10-18-02, recorded 10-25-02, of record in Instrument No. 20021025-0131184, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Sarah Christian Tippitt, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 2709 Spring Farm Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of August, 2006.

Jason W. Tippitt

Sarah Christian Tippitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason W. Tippitt and Sarah Christian Tippitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 28th day of August, 2006.

State of Tennessee at Large

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires

5/3/10