STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

[signature]

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF July, 2007.

[signature]
Notary Public
MY COMMISSION EXPIRES: 2-23-11

File No: GV-3721D

Davidson County DEEDWARR
Recvd: 07/19/07 13:09 3 pgs
Fees:18.00 Taxes:296.00
20070719-0085984

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Tippitt (NAME)	Same (NAME)	43-9-96 43-9-98 43-9-69
242 Lovell Street (STREET ADDRESS	" (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jack Webb, Sole Heir at Law of John Douglas Ford and Lillie M. Ford**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Tippitt**, 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:

43-9-96 242 Lovell St.

Being the North 70 feet of the west ½ of Tract #17 of Block D on the map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said county, said part of said Lot No. 17 fronts 50.5 feet on the south side of Lovell Street as shown on the map of Overlook Estates, as of record in Book 843, page 105, said Register's Office and runs back between parallel lines 70 feet to a dead line.

BEING the same property conveyed to N.O. Ford and Lillie M. Ford, husband and wife from Arlo White and wife, Ruby White, by Deed dated October 16, 1965, in Book 1345, Page 60, in the Register's Office for Davidson County, Tennessee.

The said N.O. Ford having since died intestate vesting full interest as a tenant by the entirety in his wife, Lille M. Ford, having since died intestate vesting her 100 % undivided interest in her heir at law, John Ford, pursuant to the affidavit of heirship recorded in 20070719-0085982, Register's office for said County.

The said John Ford having since died intestate vesting his 100 % undivided interest in his heir at law, jack Webb, pursuant to the affidavit of heirship recorded in 20070719-0085983, Register's office for said County.

43-9-98
241 Cumberland Ave.

A certain tract of land in Davidson County, Tennessee, described as follows, to-wit:
Tract 17, Block "D" of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which is of record in Book 843, page 82, said Register's Office.

Being the same property conveyed to John D. Ford, from Betty Lyle Smithson Meador, Virginia Smithson Lundy and Helen Smithson Pickel, Devisees, by Deed dated August 15, 1986, in Book 6951, page 464, in the Register's Office for Davidson County, Tennessee.
The said John Ford having since died intestate vesting his 100 % undivided interest in his heir at law, Jack Webb, pursuant to the affidavit of heirship recorded in ~~**~~ **20070719-0085985**, Register's office for said County.

43-9-69
241 Lovell Street

Being Lot No. 19 of Block "A" on the Map of Overlook Estates, of record in Book 843, page 105, Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the northerly side of Lovell street and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to John D. Ford and wife, Barbara W. Ford, from Lillie M. Ford, a widow, by Deed dated February 28, 1966, in Book 3993, page 807, in the Register's Office for Davidson County, Tennessee. Barbara W. Ford having predeceased John D. Ford*
The said John Ford having since died intestate vesting his 100 % undivided interest in his heir at law, Jack Webb, pursuant to the affidavit of heirship recorded in ~~**~~ Register's office for said County. **20070719-0085983**

* and vesting property in John D. Ford.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 242 Lovell Street, Madison, TN 37115.

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. Whenever 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/our hand(s) this 12th day of July, 2007.

JACK WEBB, SOLE HEIR AT LAW OF JOHN DOUGLAS FORD AND LILLIE M. FORD

By: Jack Webb
Jack Webb, Heir at Law

July 12, 2007
Date

Jack Webb
Jack Webb

July 12, 2007
Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jack Webb, 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 12th day of July, 2007.

My Commission Expires: 8/1/2009

Jennifer M Hendry
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Jennifer M. Hendry
Commission # DD456859
Expires: AUG. 01, 2009
Bonded Thru Atlantic Bonding Co., Inc.

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jack Webb, Heir at Law, for Jack Webb, Sole Heir at Law of John Douglas Ford and Lillie M. Ford, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Heir at Law of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of July, 2007.

My Commission Expires: 8/1/2009

Jennifer M Hendry
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Jennifer M. Hendry
Commission # DD456859
Expires: AUG. 01, 2009
Bonded Thru Atlantic Bonding Co., Inc.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066