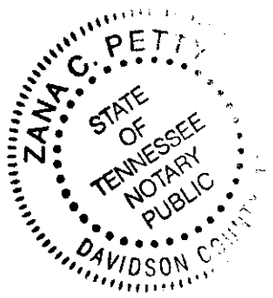
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David Kipp	New Owner	Map 084
111 Blue Hill Ct.		Group 11.00
Nashville, TN 37214		Parcel 93.00

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 hereby acknowledged, we

Dorothy Hampson, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

David Kipp, married

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. 43 on the Plan of Sunny Acres, Section II, as of record in Book 2663, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 160 feet on the southwesterly side of Renee Drive and extends back between parallel lines 250.7 feet on the southeasterly line and 241.8 feet on the northwesterly line to a dead line in the rear measuring 160 feet thereon.

BEING the same property conveyed to Robert B. Hampson and wife, Dorothy Hampson by deed from A.B. Ivey and wife, Doris C. Ivey, of record in Book 2880, Page 449, dated February 18, 1959, Register's Office for said County. Robert B Hampson Deceased

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Page 39, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2821 Renee Drive, Nashville, TN 37217

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 27th day of July, 2007.

Dorothy Hampson
Dorothy Hampson

Davidson County DEEDWARR
Recvd: 08/02/07 09:57 2 pgs
Fees:13.00 Taxes:610.50



20070802-0091815

FILE BOX 45

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 Dorothy Hampson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2007.

My Commission Expires: 4-22-10

Notary Public

