1MD

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,350.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert A. Hipps

420 Elysian Fields
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 08/02/07 10:48 2 pgs
Fees:13.00 Taxes:404.60
20070802-0091893

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

133140A02200CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grassmere Development Company, LLC hereinafter referred to as Grantors, hereby transfers and conveys to Robert A. Hipps and wife, Doris Hipps, hereinafter referred to as 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 Unit B-2 of The Village of Grassmere formerly OAKCREST CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939 and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Grassmere Development Company, LLC formerly know as Heath Oakcrest, LLC, by Warranty Deed from James William Denny and wife, June R. Denny, of record in Instrument No. 20040512-0054789, Register's Office for Davidson County, Tennessee, dated May 7, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5200, Page 413, Register's Office of said County.

By-Laws as shown of record in Deed Book 5884, Page 960, and Instrument No. 200703010025595, Register's Office for said County.

Lease Agreements of record in Instrument No. 20061024-0131561, 200005170049769, Book 11578, Page 203, and Instrument No. 20061024-0131560, said Register's Office.

Master Deed of record in Instrument No Book 5884, Page 960, Book 9559, Page 939 as amend in Instrument No. 19941230-9559939 and Instrument No. 20041102-0131823, Instrument No. 200606300078687 and further amended in Instrument No. 20070301-0025595, said Register's Office.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 420 Elysian Fields Road, Unit B-2, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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, 2007.

Grassmere Development Company

By: _____
Donald R. Barrett, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Donald R. Barrett, Jr. 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 Authorized Agent of Grassmere Development Company, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand and official seal this 31st day of July, 2007.

Shirley A. Beesley
Notary Public

My Commission Expires: 4/20/2009

SHIRLEY A. BEESLEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

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