Record & Return to:
First Title and Escrow Company, Inc.
File Box 9B FTEC #27035

Davidson County DEEDWARR
Recvd: 10/19/07 14:02 2 pgs
Fees:13.00 Taxes:3681.50
20071019-0124244

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $995,000.00 .

Affiant

Subscribed and sworn to before me this 16th day of October, 2007.

Notary Public
My Commission Expires ~~01/20/08~~

JUDGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

07-1327

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nicholas J. Lippolis	New Owner	117-01-0
3615 Meadow Drive		097.00
Nashville, TN, TN 37215		

WARRANTY DEED

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 **O.H. Mason and Jim L. Butler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicholas J. Lippolis and wife, Loraine C. Lippolis**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27, the west 15 feet of Lot No. 26 and the east 20 feet of Lot No. 28 on the plan of Meadowlawn of record in Book 974, page 35, Register's Office for said County and described according to a copy of a survey made by William Collier Parrish Associates, Civil Engineers dated, February 19, 1965, as follows:

Said Lot and parts of said lots adjoin and front together 95 feet on the south side of Meadow Drive, formerly Central Drive and runs back between lines 204.3 feet on the east line of part of Lot No. 26 and 209.5 feet on the west line of part of Lot No. 28, to a dead line in the rear on which they measure 95 feet, more or less.

Being the same property conveyed to O.H. Mason and Jim L. Butler by Warranty Deed dated December 15, 2006 from Joel A. Eaton, married of record in Instrument No. 20061222-0158036, Register's Office for Davidson County, Tennessee.

The subject property is not the primary residence of the above grantors, O.H. Mason and Jim L. Butler.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3615 Meadow Drive, Nashville, TN, TN 37215.**

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 16th day of October, 2007.

O.H. Mason

Jim L. Butler

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 **O.H. Mason and Jim L. Butler**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of October, 2007.

Notary Public

My Commission Expires: 01/26/08

NOTARY PUBLIC AT LARGE TENNESSEE

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds