PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/15/08 13:20 2 pgs
Fees:13.00 Taxes:962.00
20080415-0038108

W & I Ref:(dm) Title No: 49266
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy P. O'Brien 1109-A South Douglas Avenue Nashville, TN 37204	Same

TAX MAP-PARCEL NUMBERS: 10314004200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sherrie M. Tipton, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy P. O'Brien,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 43 on the Revised Plan of Hillwood Terrace, Section 2 of record in Book 3300, Page 73 Register's Office for said County.

SAID Lot No. 43 fronts 95.4 feet on the southeasterly margin of Brookwood Terrace and extends back between parallel lines 209.5 feet to a dead line in the rear.

BEING the same property conveyed to Joe B. Tipton by warranty deed from R.C. Adams dated February 9, 1968 and recorded on February 12, 1968 of record in Book 4211, Page 327, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 9329, Page 449, dated April 13, 1994, recorded May 2, 1994, Joe B. Tipton conveyed his interest in subject property to Sherrie M. Tipton.

Joe B. Tipton, spouse of Sherrie M. Tipton, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3300, Page 73, said Register's Office, which Plan shows a 50 foot minimum building setback line from Brookwood Terrace and a 10 foot easement for public utility purposes along the rear and northwesterly lines of said lot.

This is improved property, known as: 61 Brookwood Terrace, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of April, 2008.

Sherrie M. Tipton

Joe B. Tipton

State of TENNESSEE

County of DAVIDSON

On this 11th day of April, 2008 , before me the undersigned authority, personally appeared Sherrie M. Tipton and Joe B. Tipton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Sworn and subscribed before me this the 11th day of April, 2008

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary Public