File #2008153

BOX **10-A**

RETURN TO:
PREMIER ESCROW LLC
4301 HILLSBORO ROAD, STE. 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex A. Lipsitz	NEW OWNER	MAP 147-02
(NAME)	(NAME)	PARCEL 132
4848 Corning Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 hereby acknowledged, **Isaac P. Thomsen and wife, Kelly J. Thomsen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alex A. Lipsitz, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Elysian Park of record in Book 2331, page 32, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Isaac P. Thomsen and wife Kelly J. Thomsen by deed from John F. Morris and wife Mindy J. Morris of record in Instrument 200405270062680, said Register's Office, dated May 21, 2004.

This conveyance is subject to the following: Taxes for 2008, a lien, but not yet due and payable, which have been prorated between the parties; Restrictive Covenants of record in Book 2435, page 360; all matters as shown on the Plan of record in Book 2331, page 32 and subject to all easements and any other matters of record including all items set out on any applicable plat of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **4848 Corning Drive, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 06/18/08 11:32 2 pgs
Fees:13.00 Taxes:666.00
20080618-0062710

Witness our hands this 17th day of June, 2008.

Isaac P. Thomsen by Kelly J. Thomsen his atty in fact

Isaac P. Thomsen

By: Kelly J. Thomsen

His Attorney-in-Fact

Kelly J. Thomsen

Kelly J. Thomsen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Kelly J. Thomsen, who is known to me or proved to me on the basis of satisfactory evidence and who acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 17th day of June, 2008.

NOTARY PUBLIC

My Commission Expires October 10, 2009

My Commission expires;_____

STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 17th day of June, 2008, before me personally appeared Kelly J. Thomsen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Isaac P. Thomsen and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number 20080618-0062709 Register's Office for Davidson, Tennessee.

WITNESS my hand and official seal this 17th day of June 2008.

NOTARY PUBLIC

My Commission Expires October 10, 2009

My Commission Expires:

(SEAL)

Mail After Recording To:
StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067