RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45768 File Box "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/08 13:15 2 pgs
Fees:13.00 Taxes:323.75
20080630-0067182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2008

Notary Public

NOTARY PUBLIC AT LARGE
ALAN L. SATER
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Kipp, Jr.	SAME AS NEW OWNER	09611016300
1513 Eastover Place		
Old Hickory, TN 37138		

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, I/WE,

Thomas William Moody, Jr., Mary Elaine Moody and Deborah Jean Campos, being all of the heirs at law of Mae Jean Moody, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David C. Kipp, Jr., and wife, Sharon K. Kipp

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. 126 on the Plan of Hickory Bend, Section I, of record in Book 3300, page 38, Register's Office for said County.

Said Lot fronts 75 feet on the northerly side of Lakeland Drive and runs back 141.8 feet on the easterly line and 84.7 feet on the westerly line to a broken line in the rear on which it measures 101 feet.

Being the same property conveyed to Thomas W. Moody, Sr., and wife, Mae Jean Moody by deed from James Denver Burks, Jr., and wife, Patsy Ann McGinnis Burke of record in Book 4607, Page 509 on 06/02/1972 and filed for record on 06/06/1972, Register's Office for said County. The said Thomas W. Moody, Sr., having predeceased his wife, Mae Jean Moody and the said Mae Jean Moody having since died leaving as her sole heirs at law, her children, Thomas William Moody, Jr., Mary Elaine Moody and Deborah Jean Campos as set forth in Affidavits of Heirship of record in Instrument Number 20080320-0028275 and Instrument Number 20080320-0028276, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3212 Lakeland Drive, Nashville, TN 37214

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/our hand(s) this 26th day of June, 2008

Thomas William Moody, Jr.

Mary Elaine Moody

Deborah Jean Campos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Thomas William Moody, Jr., Mary Elaine Moody and Deborah Jean Campos, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2008

Notary Public

My Commission Expires: 2/24/2010

