Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/29/08 08:57 1 pgs
Fees:13.00 Taxes:499.50

20080729-0077255

WARRANTY DEED

Preparer's File #-08G0504

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 .

John Hood
Affiant

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF JULY, 2008.

Notary Public

(Affix Seal)

My Commission Expires: 04/29/2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kelly Tipler and John Hood 1304 Tremont Avenue Nashville, TN 37212	New owner	105-1-558

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOHN W. TORRENCE AND WIFE, GLENDA ANN TORRENCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KELLY TIPLER AND JOHN HOOD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 105-1-558

Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of Edgehill Estates, Section 97, of record in Book 4675, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 1, being a corner lot, fronts 57.18 feet on the southerly margin of Tremont Avenue and fronts 153.79 feet on the easterly margin of an alley, said frontages being joined by a corner measuring 23.98 feet; the northerly line extends back 71.70 feet and intersects the easterly line, which measures 167.19 feet thereon.

Being the same property conveyed to John W. Torrence and wife, Glenda Ann Torrence by deed from Metroploitan Development and Housing Agency of record in Book 6775, page 941, filed on 02-03-86, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **1304 Tremont Avenue, Nashville, Tennessee 37212**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **25th** day of **July**, **2008**:

John W. Torrence

Glenda Ann Torrence

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN W. TORRENCE AND WIFE, GLENDA ANN TORRENCE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 25th day of July, 2008.

Notary Public

My Commission Expires: 04/29/2010

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON