THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/10/08 13:56 2 pgs
Fees:13.00 Taxes:347.80
20081210-0119223

Address New Owner(s)
Adrianne Newman Lippard
2313 Foster Ave
Nashville, Tennessee 37210

Send Tax Bills To:
2313 Foster Avenue
Nashville, TN 37210
Nashville, TN 37210

Map & Parcel Nos.:
119 01 0 474.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **9th day of December, 2008**, by and between **David Webber**, party of the first part, and **Adrianne Newman Lippard, a married woman**, party of the second part,

WITNESSETH: That for and in consideration of **NINETY FOUR THOUSAND AND 00/100 DOLLARS ($94,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Tract No. 1:

Being all of Lot No. 27, on the Plan of Overhill City and W.H. Fox Subdivision of Blocks 21, as of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Said Lot No. 27 fronts 56 feet on the westerly side of Foster Avenue and extends back between parallel lines with the southerly margin of Valeria Street, 150 feet to an alley.

Tract No. 2:

Being the northerly one-half of Lot 26, Block 21, on the Plan of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries Subdivision of record in Book 332, Page 21, said Register's Office.

Being the same property conveyed to David Webber from Music City Investments, LLC by deed dated March 10, 2008, of record in Instrument # 20080411-0036836 in the records for Davidson County, TN Being the same property PREVIOUSLY conveyed to Music City Investments, LLC from Katonyia Kirby nka Katonyia Fernandez by deed dated March 10, 2008, of record in Instrument No.20080411-0036835 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Katonyia D. Kirby, an unmarried person, from Grayland Jackson and Dwight Beard, by Warranty Deed dated May 23, 2005, of record in Instrument No. 20050629-0074853, Register's Office for Davidson County, Tennessee.

****This conveyence warrants that the property herein does not constitute the homestead, domicile or principal residence of the grantor. It is an investment property.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David Webber

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Webber** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

Witness my hand and Notorial Seal at office this **9th day of December, 2008**.

My commission expires: 3/29/13

Notary Public

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MARCH 29, 13

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$94,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **9th day of December, 2008**.

PROPERTY ADDRESS:
2313 Foster Avenue
Nashville, TN 37210

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MARCH 29, 13