This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090042518 DEEDWARR
Recvd: 06/25/09 10:51 2 pgs
Fees:13.00 Taxes:708.55
20090625-0059101

ADDRESS NEW OWNER:
Jeanette Gipson
2400 Anson Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, NA
P.O.Box 961291
Fort Worth, TX 76161-0291

MAP 173-9A
GROUP
PARCEL 663CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Andrew K. Gruen,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jeanette Gipson and Scott A. Gipson, wife and husband**, hereinafter called the GRANTEE, her 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. 708 as shown on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Andrew K. Gruen and wife, Lynn S. Gruen by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument no. 20070828-0103296, Register's Office for Davidson County, Tennessee. The said Lynn S. Gruen having subsequently executed a Quitclaim Deed to Andrew K. Gruen being recorded simultaneously herewith as Instrument No. 20090625-0059100, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **2400 Anson Lane, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **12th** day of **June, 2009.**

Andrew K. Gruen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Andrew K. Gruen**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of June, 2009.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $191,500.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of June, 2009.

~~Robert M. Loffi~~ Tamilyn Derryberry
NOTARY PUBLIC

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: ~~5/8/2012~~ 5/2/2010