BILL GARRETT, Davidson County
Trans:T20090061584 DEEDWARR
Recvd: 09/08/09 14:57 3 pgs
Fees:18.00 Taxes:111.00
20090908-0084139

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Eric Sutphen, et ux 130 Pea Ridge Ct. Westmoreland, TN. 37186	Same as New Owner	Map 25-2 Parcel 6

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES M. PIPKINS and wife, MONICA PIPKINS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ERIC SUTPHEN and wife, DESIREE SUTPHEN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, being described as Tract 3 on the survey of the Malone Property dated March 15, 1999, by Burns Consulting, Tennessee License No. 1053, and described as follows, to-wit:

BEGINNING at a new iron pin, being North 37 deg. 35' 28" West, 173.28 feet from the most north-northeast corner of the Debra L. Cloud property as shown in Deed Book 9359, Page 533, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most north-northeast corner of Tract 2, the most east-northeast corner of this tract, thence along the line with Tract 2, South 77 deg. 27' 50" West, 173.18 feet to a new iron pin; thence continuing along the line with Tract 2, South 79 deg. 02' 37" West, 101.65 feet to a new iron pin; thence continuing along the line with Tract 2, South 54 deg. 05' 44" West, 45.28 feet to a new iron pin; thence continuing along the line with Tract 2, South 27 deg. 49' 58" West, 172.17 feet to a new iron pin; thence continuing along the line with Tract 2, South 31 deg. 28' 11" West, 274.85 feet to a new iron pin; thence continuing along the line with Tract 2, South 58 deg. 29' 45" West, 279.92 feet to a new iron pin; thence continuing along the line with Tract 2, South 63 deg. 56' 20" West, 210.50 feet to a new iron pin; thence continuing along the line with Tract 2, South 02 deg. 37' 25" East, 308.61 feet to a new iron pin; thence along a new line, South 87 deg. 22' 35" West, 239.33 feet to a fence post corner, the northeast corner of the Cleo Anderson property as shown in Deed Book 9917, Page 831, Register's Office for Davidson County, Tennessee; thence along the line with Anderson, North 86 deg. 02' 25" West 379.36 feet to a new iron pin, the most south-southeast corner of Tract 4; thence along the line with Tract 4, North 03 deg. 57' 35" East, 75.57 feet to a new iron pin; thence continuing along the line with Tract 4, North 54 deg. 14' 32" East, 302.42 feet to a new iron pin; thence continuing along the line with Tract 4, North 76 deg. 20' 24" East, 116.71 feet to a new iron pin; thence continuing along the line with Tract 4, North 79 deg. 35' 54" East, 159.86 feet to a new iron pin; thence continuing along the line with Tract 4, North 63 deg. 56' 20" East, 275.10 feet to a new iron pin; thence continuing along the line with Tract 4, North 58 deg. 29' 45" East 265.53 feet to a new iron pin; thence continuing along the line with Tract 4, North 31 deg. 28' 11" East, 261.25 feet to a new iron pin; thence continuing along the line with Tract 4, North 27 deg. 49' 58" East, 182.25 feet to a new iron pin; thence continuing along the line with Tract 4, North 54 deg. 05' 44" East, 67.93 feet to a new iron pin; thence continuing along the line with Tract 4, North 79 deg. 01' 38" East, 112.08 feet to a new iron pin; thence continuing along the line with Tract 4, North 77 deg. 27' 50" East, 159.33 feet to a new iron pin, in the western margin of Hitt Lane; thence along the western margin of Hitt Lane, South 27 deg. 17' 54" East, 51.71 feet to the beginning, containing 5.002 acres, more or less.

The above described property is conveyed with the following 30' wide perpetual utility and ingress/egress easement through Tracts 5, 4 and 3, being described as follows, to-wit:

BEGINNING at a point, being South 14 deg. 14' 50" East, 6.89 feet from the most east-southeast corner of the James Warner property as shown in Deed Book 10727, Page 703, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most north-northeast corner of this easement, thence along the western margin of Hitt Lane, South 14 deg. 14' 50" East, 30.04 feet to a point; thence along a new line, South 78 deg. 36' 30" West, 191.44 feet to a point; thence continuing along a new line, South 69 deg. 45' 22" West, 132.23 feet to a point; thence continuing along a new line, South 50 deg. 13' 31" West, 72.00 feet to a point; thence continuing along a new line, South 23 deg. 57' 26" West, 213.51 feet to a point; thence continuing along a new line, South 31 deg. 02' 53" West, 163.41 feet to a point; thence continuing along a new line, South 03 deg. 07' 27" East, 45.37 feet to a point; thence continuing along a new line, South 21 deg. 02' 48" East, 35.60 feet to a point; thence continuing along a new line, South 58 deg. 29' 45" West, 30.51 feet to a point; thence continuing along a new line, North 21 deg. 02' 48" West, 45.87 feet to a point; thence continuing along a new line, North 03 deg. 07' 27" West, 59.32 feet to a point; thence continuing along a new line, North 31 deg. 02' 53" East, 170.77 feet to a point; thence continuing along a new line, North 23 deg. 57' 26" East, 111.36 feet to a point; thence continuing along a new line, North 27 deg. 45' 27" East, 124.24 feet to a point; thence continuing along a new line, North 50 deg. 13' 31" East, 65.56 feet to a point; thence continuing along a new line, North 69 deg. 45' 22" East, 139.72 feet to a point; thence continuing along a new line, North 78 deg. 36' 30" East, 192.27 feet to the beginning, containing 0.597 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 3/15/99.

The above described property is conveyed subject to the following 30' wide perpetual utility and ingress/egress easement for Tracts 1 and 2, being described as follows, to-wit:

BEGINNING at a point, being North 32 deg. 32' 35" East, 686.11 feet from the southwest corner of Tract 2, the northeast corner of this easement, thence along the line with Tract 2, South 21 deg. 02' 48" East, 50.84 feet to a point, in the northern line of Tract 2; thence along the line with Tract 2, South 58 deg. 29' 45" West, 30.51 feet to a point; thence along a new line, North 21 deg. 02' 48" West, 50.84 feet to a point; thence continuing along a new line, North 58 deg. 29' 45" East, 30.51 feet to the beginning, containing 0.035 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 3/15/99.

BEING the same property conveyed to James M. Pipkins and wife, Monica Pipkins, by deed from Nannie P. Malone, a single woman, dated April 5, 1999, and filed for record in Book 11418, page 660, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1023 Hitt Lane, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2009, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the unrecorded survey of the Malone Property dated March 15, 1999, by William M. Burns, Burns and Associates, Inc., Tennessee License No. 1053.

3. Subject to restrictive covenants contained in an instrument of record in Book 11404, page 140, said Register's Office and described hereinabove.

4. Subject to Easement Agreement between Fred E. Malone, et ux, Nannie P. Malone, and Contel Cellular of Nashville, Inc. of record in Book 9710, page 628, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JAMES M. PIPKINS

MONICA PIPKINS

"GRANTEES"

ERIC SUTPHEN

DESIREE SUTPHEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. PIPKINS and wife, MONICA PIPKINS, and ERIC SUTPHEN and wife, DESIREE SUTPHEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 4th day of September, 2009.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Sworn to and subscribed before me, this the 4th day of September, 2009.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009