This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20090062933 DEEDWARR
Recvd: 09/15/09 08:47 2 pgs
Fees:13.00 Taxes:321.90
20090915-0085918

ADDRESS NEW OWNER:
Ernest J. Phipps
4804 Cascade Dr.
Old Hickory TN 37138

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 75.08-0-108.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Rita Gail Bender and Walter L. Glenn** hereinafter called the **Grantors**, do hereby convey unto **Ernest J. Phipps** a single man, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 465, Tulip Grove, Section 8, as of record in Plan Book 4660, Page 56, Register's Office for Davidson County, Tennessee.

Said lot fronts 99.77 feet on the northeasterly margin of Frankfort Drive and extends back 204.54 feet on the southeasterly line and 198.98 feet on the northwesterly line to a line on the rear on which it measures 82.71 feet.

Being the same property conveyed to Rita Gail Bender a single woman by Warranty Deed of record in Book 6079, Page 646, Register's Office for Davidson County, Tennessee. Walter L. Glenn is executing this document to convey any and all marital interest he may have in the subject property.

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 subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as:
627 Frankfort Drive, Hermitage, TN 37076.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor 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.

GRANTORS FURTHER COVENANT and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 8th day of September, 2009.

Rita Gail Bender

Walter L. Glenn

STATE OF Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared Rita Gail Bender and Walter L. Glenn known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 8th day of September, 2009.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6/18/12

STATE OF Tennessee
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Affiant

Sworn and subscribed before me on 9/8/09.

Notary Public

My Commission Expires: 6-18-12

KIMBERLY R. HARGROVE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY