NAME AND ADDRESS OF NEW OWNER:
Elaine Gipple
135 General Jackson Lane
Hermitage, Tennessee 37076

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel 064160A13500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Mary Lou Morton**, by and through her lawful attorney-in-fact Nancy M. Cleveland, has this day bargained and sold and does hereby transfer and convey unto **Elaine Gipple**, her heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Unit No. 135 on the Plan of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, page 362, revised at 6900, page 527, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description, together with an undivided interest in all common areas.
>
> Being the same property conveyed to Jess Morton and wife, Mary Louise Morton, by deed from Elaine Evans Lampley (now Akers) and husband, Eugene Akers, appearing of record in Book 9500, page 843, of said Register's Office. Jess Morton died May 14, 2002, leaving his spouse, Mary Louise Morton, as owner in fee simple of subject property. Mary Louise Morton and Mary Lou Morton are one and the same person.
>
> This conveyance is subject to Restrictive Covenants of record in Book 5796, page 3, Book 5829, page 970, Book 5829, page 972, Book 5796, page 13, Book 5796, page 46, Book 5829, page 975, and Book 7433, page 203, all of record in said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 135 General Jackson Lane, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

The undersigned covenant with the said grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2009 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20090065486 DEEDWARR
Recvd: 09/25/09 10:25 2 pgs
Fees:13.00 Taxes:259.00
20090925-0089221

WITNESS MY HAND on this 24th day of September, 2009.

Mary Lou Morton

Mary Lou Morton

By: Nancy M. Cleveland Atty-in-fact
Nancy M. Cleveland, Attorney-in-fact for
Mary Lou Morton

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 24th day of September, 2009, before me personally appeared Nancy M. Cleveland, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing Warranty Deed in behalf of Mary Lou Morton, acknowledged that she executed the same as the free act and deed of the said Mary Lou Morton, by virtue of a Power of Attorney duly executed by the said Mary Lou Morton and appearing of record in Inst. No. 20090925-0089220, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 24th day of September, 2009.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

My Commission expires: 1/19/10

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$70,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 24th day of September, 2009.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

My commission expires: 1/19/10.