BOOK 5231 PAGE 898

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Wirt Lee Piper, Jr., Trustee	National Mortgage Co.	96-10
(NAME) Philip Howell Rt. 1	(NAME) 4041 Knight Arnold Road	157
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tn. 37076	(STREET ADDRESS) Memphis, Tenn. 38118	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert A. Ross and wife, Jennifer J. Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wirt Lee Piper, Jr., Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 30 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for said County, and more particularly described as follows:

Said Lot No. 30 fronts 78 feet on the northerly side of Dunmore Drive and runs back between lines, 148.6 feet on the westerly side and 148.8 feet on the easterly side to a dead line in the rear and measures 78 feet on said dead line.

Being the same property conveyed to Robert A. Ross and wife, Jennifer J. Ross, by deed from Robert E. Huffstetler and wife, Diane Huffstetler, of record in Book 4900, page 593, Register's Office for Davidson County, Tennessee.

It is understood and agreed that the Grantee will assume the indebtedness secured by the deed of trust of record in Book 4900, page 595, said Register's Office, payable to National Mortgage Company, and all escrow balances are hereby transferred to Grantee.

unimproved ( )
This is improved (X) property, known as 2814 Dunmore Drive, Nashville, Tenn. 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns 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. 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 our hand s this 9th day of December, 19 77

Robert A. Ross

Jennifer J. Ross

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5231 PAGE 899

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Robert A. Ross and wife, Jennifer J. Ross, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 1977

Commission Expires: 4/13/80

Sue B. Harding
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
ROBERT A. ROSS and wife,
JENNIFER J. ROSS
TO
WIRT LEE PIPER, TRUSTEE

E 41096

IDENTIF. REFERENCE

DEC 9 2 46 PM '77

RETURN TO file Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

~~ACCT~~	~~CODE~~	~~CHARGE~~				~~AMT~~
DEC-97	CONV	29,761.84				
DEC-97	S'TAX		B*	77.46		
DEC-97	PR'FEE		B*	.50		
DEC-97	W'DEED		B*	4.00	*	81.98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 29,761.84

Wirt Lee Piper, Trustee
Affiant

Subscribed and sworn to before me this 9th day of December, 1977

My Commission Expires: 4/13/80

Sue B. Harding
Notary Public