FORM NO. WD-1

BOOK 6133 PAGE 519

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,424.83

Addie P. Pippin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF SEPTEMBER, 19 83.

Notary Public

MY COMMISSION EXPIRES: 10-14-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADDIE P. PIPPIN (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	91-15-47
5300 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 62923 (STREET ADDRESS)	12W 750
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23462 (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, RONALD JAMES SEIGENTHALER and wife, DEBRA LEE SEIGENTHALER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADDIE P. PIPPIN

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 the easterly 50 feet of the southerly 150 feet of Block No. 6 on Realty Savings & Trust Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

BEGINNING at an iron pin at the northwest corner of Elkins Avenue and 53rd Avenue North; thence with the northerly margin of Elkins Avenue, south 83 degrees 15' west 50 feet; thence northwardly 150 feet; thence north 83 degrees 15' west 50 feet to an iron pin on the westerly margin of 53rd Avenue North; thence with said Avenue, south 8 degrees east 150 feet to the beginning.

BEING the same property conveyed to Ronald James Seigenthaler and wife, Debra Lee Seigenthaler by deed from Mary Ann Johnson Webb Crocker and husband, Larry Crocker of record in Book 5908, page 747, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Tennessee Housing Development Agency, c/o The Lomas & Nettleton Company, of record in Book 5908, page 750, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

CHECK 09/09 106.34 - 5225

This is improved (XX) unimproved ( ) property known as 5300 Elkins Avenue, Nashville, Tennessee 37209
(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 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 1st day of September, 19 83

Ronald James Seigenthaler
RONALD JAMES SEIGENTHALER

Debra Lee Seigenthaler
DEBRA LEE SEIGENTHALER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RONALD JAMES SEIGENTHALER and wife, DEBRA LEE SEIGENTHALER,

the bargainor S, 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 1st day of September, 1983.

Commission expires 10/29/86

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

RONALD JAMES SEIGENTHALER

et ux

TO

ADDIE P. PIPPIN

PLEASE FILE BOX "7"

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

IDENTIF. REFERENCE

FELIX Z. HAILS, Register
DAVIDSON COUNTY, TN
Sep 9 11 18 AM '83

H 72690

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38424.83- CO	
			99.84 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 106.34-	
6225A	09/09/83	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.2606

IDENTIF. REFERENCE

SEP 9 11 18 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 977558