ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert W. Jones (NAME)	Same (NAME)	93-11-192
40 Middleton Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13W-2680
Nashville, TN 37210 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

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WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) ---------- DOLLARS

cash in hand paid by Robert Nipper, Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption by the said Grantee, as a joint obligation with Grantors, of an indebtedness owing to Dotty B. Shaw and secured by a Deed of Trust of record in Book 6283, page 618, Register's Office for Davidson County, Tennessee; we,

ROBERT W. JONES, AND WIFE, ANNE JONES; JAMES MOORE, UNMARRIED; LISA STEPHENS, UNMARRIED; AND DAVID ENGLAND AND WIFE, COLLEEN ENGLAND;

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT NIPP,

the GRANTEES herein, their heirs and assigns, ~~interest in a certain~~ a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A one-fifth (1/5) undivided interest in the following described property:

Land in Davidson County, Tennessee, being parts of Lots No. 59, 60 and 61 on the Plan of Rutledges Addition, of record in Book 21, page 73, in the Register's Office for said County, and being further described according to a survey of John Kohl, dated June 24, 1981, as follows:

Beginning at a point, being the southwesterly corner of the herein described property and being located at the intersection of a 15-foot alley and the northerly margin of Middleton Avenue, now known as Middleton Street; thence with the right-of-way of said 15-foot alley, N. 62° 16' W. 109.15 feet to a PK nail set in a 6" hackberry; thence N. 27° 36' E. 52.0 feet to an iron pin; thence with the southerly line of property conveyed to Edward S. Culbert and wife, Ivy B. Culbert, of record in Book 235, page 571, in said Register's Office, southeasterly 144.83 feet to an iron pin in the northerly margin of Middleton Street; thence with the margin of same 63.1 feet to the point of beginning.

Being the same property conveyed to Robert W. Jones, James Moore, Lisa Stephens and David England, by deed from Alan Langguth and wife, Robin Langguth, of record in Book 6283, page 615, said Register's Office.

This conveyance is subject to a Deed of Trust from Robert W. Jones, et al., to John J. Archer, Trustee, of record in Book 6283, page 618, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 40 Middleton Street (House Number) (Street)
Nashville, TN 37210 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 12th day of June, 1984

Robert W. Jones — Anne Jones — James Moore

David England — Colleen England — Lisa Stephens

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Robert W. Jones and wife Anne Jones; David England and wife, Colleen England; James Moore; and Lisa Stephens

the bargainor S _____, 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 and official seal at Nashville, Tennessee, this 12th day of June, 19 84.

My commission expires 4-10-85 Notary Public William H. Cameron

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,480.00

This is equal or greater than the property would bring at a fair and voluntary sale.

Robert Nipp

Sworn to and subscribed before me this 12th day of June, 19 84.

My commission expires 4-10-85 Notary Public William H. Cameron

Mail

This instrument was prepared by:

Rebecca Thomas, Attorney, 300 James Robertson Parkway, Nashville, TN 37201

Name Address

128601

IDENTIF. REFERENCE

JUN 12 2 16 PM

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

ROBERT W. JONES, ET AL

TO

FOBERT NIPP

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16460.00- CAMT.	
			42.90 CSTAX	
			.50 PRFEE	
			6.00 REGFEE	
			CHECK	49.40-
			4413A06/13/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 28604

IDENTIF. REFERENCE

JUN 12 2 16 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0043738