FORM NO. WB-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90.00 W

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF MARCH, 1985

Notary Public

MY COMMISSION EXPIRES: 2/29/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pearline Gilpin, Unmarried (NAME)	SAME (NAME)	Map 60-13
822 Kirkwood Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 200
Nashville TN 37204 (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, Capitol Properties, a joint venture composed of Lincoln Funding Corporation and Robert F. Lance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pearline Gilpin, Unmarried

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:

BEING Lot No. 37 on the Plan of Matthews Square as shown by plat of record in Book 6250, page 337, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to the grantors herein by deeds of record in Book 6428, page 550, and in Book 6049, page 118, Register's Office for Davidson County, Tennessee.

This conveyance is subject to setback lines, easements, and restrictions of record in Register's Office, Davidson County, Tennessee.

I-9485.3

IDENTIF. REFERENCE

APR 8 10 39 AM '85

FEE
REGISTER
DAVIDSON COUNTY, TN

MAIL TAX

CHECK

This is unimproved ( ) improved (X) property, known as Lot No. 37 Matthews Road, Nashville, TN.
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

04/08.29.90-

5853

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 seised 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 29th day of March, 1985

Capitol Properties, a joint venture:

Lincoln Funding Corporation, By:
Jack I. Goodman, President

Robert F. Lance

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 Robert F. Lance

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of March 19 85

Commission expires Sept. 3, 1986

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jack I. Goodman

and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged to be the President

and _____ respectively of the Lincoln Funding Corporation

the within named bargainor, a corporation, and that (he) as such President

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 Jack I. Goodman as such President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 29th day of March 19 85

My commission expires Sept. 3, 1986

Notary Public

WARRANTY DEED

FROM

Capitol Properties, a joint venture

TO

Pearline Gilpin, Unmarried

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

9000.00- CAMT.
23.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 29.90-
5853A04/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 94853

IDENTIF. REFERENCE

APR 8 10 39 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 122851