#4488 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD E. KNIPPLE (NAME)	ZEITLIN FINANCIAL SERVICES, INC. (NAME)	Map 136-6
276 Clearlake Drive West (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 94
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	F.B. #2D-60889

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, WILLIAM R. RANDALL and JAMIE I. RANDALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD E. KNIPPLE and wife, CYNTHIA L. KNIPPLE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 327 on the Plan of Section Five Priest Lake Park, as of record in Plat Book 4460, pages 174, 175 and 176, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William R. Randall and wife, Jamie I. Randall by deed from Philhall Corporation of record in Book 5081, page 438, said Register's Office, the said William R. Randall being one and the same as William Ronnie Randall and Jamie I. Randall, being one and the same as Jamie Inez Randall, having since divorced.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4698, page 969; and (3) All matters appearing on the Plan of record in Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee.

Janice Gilmore Randall, spouse of William R. Randall, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said William R. Randall.

FEB 24 8 15 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7.50

IDENTIFICATION REFERENCE

This is improved (XX) unimproved ( ) property, known as 276 Clearlake Drive West, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of February, 1986

WILLIAM R. RANDALL JAMIE I. RANDALL JANICE GILMORE RANDALL

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM R. RANDALL and JAMIE I. RANDALL and JANICE GILMORE RANDALL

the bargainors, 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 14th day of February, 1986

My commission expires 1/10/84 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Richard E. Knipple
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1986.

MY COMMISSION EXPIRES: 1/10/84 (AFFIX SEAL)

Notary Public

52/24 243.10- CHECK

WARRANTY DEED

FROM

WILLIAM R. RANDALL and JAMIE I. RANDALL

TO

RICHARD E. KNIPPLE and wife, CYNTHIA L. KNIPPLE

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

91CC[illegible] C- CANT.
236.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 243.15-
655 A02/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.5 8 9

IDENTIFICATION REFERENCE

FEB 24 8 15 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 221036