WARRANTY DEED

Name & Address of Owner(s):	Send Tax Bills to:	Tax Map & Parcel:
Boatright & Associates, Inc. 3102 Ambrose Avenue Nashville, TN 37207	Same	Map 52-6 Parcel 95 Field Book 11D-78580

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid to William V. Pippin, Jr. and wife, Margaret F. Pippin ("Grantors"), the receipt of which is hereby acknowledged by Grantors, and other good and valuable consideration, Grantors have this day bargained and sold and do hereby transfer and convey unto Boatright & Associates, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lots Nos. 26 and 27 on the Map of the Layman Foundation's Second Subdivision of Madison Heights (not of record), as shown on the survey made by Lewis D. Justice, Surveyor, in December, 1944, as follows:
>
> Beginning at a point on the southerly margin of the proposed extension of Florence Avenue (now the southerly margin of Florence Circle) at the northeast corner of Lot 17-B shown on the Map of the Layman Foundations First Subdivision of Madison Heights, of record in Book 974, page 65, Register's Office for said County; thence southerly along the easterly line of Lot 17-B, 210 feet to the low water mark of Cumberland River; thence easterly along the low water mark of said River, 218 feet to the center of a drain, thence northerly along the center of said drain, 243 feet, more or less, to the southerly margin of a proposed extension of Florence Avenue (now Berwick Trail) and being the common corner of Lots Nos. 28 and 27 on the Map of the Second Subdivision; thence along the southerly margin of said Avenue (now the southerly margin of Florence Circle and Berwick Trail), the following four calls: westerly 86.2 feet to a stake; thence continuing in the same direction 138.8 feet to the common corner of Lots Nos. 26 and 27; and continuing westwardly 140.9 feet to a stake; thence in the same direction 69.1 feet to the point of beginning.
>
> Being the same property conveyed to William V. Pippin, Jr. and wife, Margaret F. Pippin by Warranty Deed from Ellsworth K. Holden and wife, Ruth R. Holden, of record in Book 4346, Page 419, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereunto belonging, to the said Grantee, its successors and assigns, in fee simple forever. Grantors covenant that they are lawfully seized and possessed of said real property in fee simple and have a good right to convey it, and that the said property is unencumbered, except for 1987 property taxes, which have been prorated between Grantors and Grantee.

Grantors further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real property to said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 7 day of May, 1987.

William V. Pippin, Jr.

Margaret F. Pippin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 7 day of May, 1987, before me personally appeared Margaret F. Pippin, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of William V. Pippin, Jr., and acknowledged that she executed the same as the free act and deed of said William V. Pippin, Jr.

Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Darrell L. West, a Notary Public of the state and county aforesaid, personally appeared Margaret F. Pippin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, this 7 day of May, 1987.

Notary Public

My Commission Expires: 1-19-88

2 3 6 8 4

IDENTIFICATION REFERENCE

MAY 7 3 55 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 131,000.

Affiant

Subscribed and sworn to before me,
this 7 day of May, 1987.

Notary Public
My Commission Expires:
1-19-88

This is improved property known as 852 Florence Circle, Madison, Tennessee 37115.

This Instrument Prepared by:

Darrell L. West
303 Church Street, Suite 102
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

BOOK 7229 PAGE 852

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

131000.00- CAMT.
366.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 373.30-
4619A05/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.3 6 8' 4

IDENTIFI REFERENCE

MAY 7 3 55 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 79226