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File Box #4
#87-5-21

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 9,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT NIPP (NAME)	Robert Nipp (NAME)	Map 93-11
40 Middleton Street (STREET ADDRESS OR ROUTE NUMBER)	40 Middleton Street (STREET ADDRESS)	Parcel 192
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	FB # 3W-2680

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, ROBERT W. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT NIPP and wife, LINDA G. NIPP

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:

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, North 62 degrees 16 Feet West, 109.15 feet to a HK nail set in a 6 foot hackberry; thence, North 27 degrees, 36 feet East 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. They having conveyed an one fifth undivided interest to Robert Nipp by deed of record in Book 6314, Page 126, said Register's Office.

Legal continued on back.

This is ( ) unimproved (XX) improved property, known as 40 Middleton Street, Nashville, Tennessee 37210
(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 his hand this 21st day of May, 19 87

ROBERT W. JONES

ANNE W. JONES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jonathan J. Foley, Jr., a Notary Public in and for said County and State, the within named ROBERT W. JONES and wife, ANNE W. JONES

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 21st. day of May, 19 87.

Commission Expires February 19, 1988

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM

ROBERT W. JONES

TO

ROBERT NIPP and wife, LINDA G. NIPP

MAY 26 2 11 PM '87
FELIX Z. HESKETT REGISTER
DAVIDSON COUNTY, TN

2 9 5 3 0

IDENTIFI REFERENCE

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

Legal continued from front.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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.

Anne W. Jones, the wife of Robert W. Jones, joins in the execution of this deed for the sole and express purpose of releasing any and all rights that she may have or be entitled to in the herein described property, especially her marital rights.

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- CAMI.	
			25.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	31.70-
			1380A05/26/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 9 5 3 0

IDENTIFICATION REFERENCE

MAY 26 2 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85847