RAGWP43 10/07/87 ljb

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tenn. 37238

Box 18
(RAG)

GENERAL WARRANTY DEED

Address New Owners	Send Tax Bills To	Map-Parcel Numbers
A. Brant Lipscomb and wife, Anne C. Lipscomb 5121 Boxcroft Place Nashville, Tennessee 37205	Same	Map 116-13 Parcel 139

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST AMERICAN TRUST COMPANY, N.A., a national trust company with its principal office in Nashville, Tennessee, as successor fiduciary to First American National Bank of Nashville, pursuant to Tennessee Code Annotated, Section 45-2-1008, and JOHN D. NEUHOFF, SR., as Co-Executors under the will of Dorothy Neuhoff Dubuisson, deceased, of record in Will Book 154, page 477, Davidson County Probate Clerk's Office, and The Most Reverend James D. Niedergeses, Bishop of the Diocese of Nashville, Tennessee, as devisee under said Will of Dorothy Neuhoff Dubuisson, ("Grantors") have bargained and sold, and by these presents do transfer and convey unto A. BRANT LIPSCOMB and wife, ANNE C. LIPSCOMB ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Boxcroft, as of record in Book 4860, page 28, Register's office for said County,

Said Lot No. 6 fronts 55.18 feet on the easterly line of Boxcroft Place and runs back between parallel lines 145 feet to a line at the rear on which it measures 55.18 feet thereon.

Being the same property conveyed to Mrs. J. H. Dubuisson by deed dated August 25, 1978, from J. V. Blevins and wife, Patty H. Blevins, of record in Book 5331, page 812, said Register's Office. The said Mrs. J. H. Dubisson having since died and title is vested in Grantors pursuant to said Will of Dorothy Neuhoff Dubuisson, referred to above, she being one and the same person as Mrs. J. H. Dubuisson. Instrument of Correction (for restriction contained in Book 4932, page 76 and 85) of record in Book 5430, page 263, Register's Office for Davidson County, Tennessee, contains waiver of right of refusal with respect to the conveyance to Mrs. J. H. Dubuisson.

The property is conveyed subject to the following matters:

1. Taxes for the year 1987, which have been prorated and assumed by Grantees.

2. Conditions, restrictions, limitations, including but not limited to Lien for costs for repair, maintenance, for restoration and annual assessments for charges for the creation and continuation of a maintenance fund, special assessments as approved by membership of the Association,

right of first refusal all as set forth and contained in an instrument styled "Restrictive Covenants", as of record in Book 4932, page 76, Register's Office for Davidson County, Tennessee, reference to which is here made.

3. Amendment to Restrictive Covenants (Book 4932, page 76) of record in Book 4956, page 648, said Register's Office.

4. By-Laws of the Association of Owner's of Boxcroft, of record in Book 5365, page 7, said Register's Office.

5. The Plan of record in Book 4860, page 28, said Register's Office, which shows an Owner's Certificate, a 30 foot minimum building setback line from Boxcroft Place and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 10 foot R.O.W. easement located along the front of said lot.

This is improved property known as 5121 Boxcroft Place, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD said land with the appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever.

Grantors, in their official capacities as set forth in the first paragraph, covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors, in their official capacities as set forth in the first paragraph, further covenant and bind themselves and their successors to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, Laird Smith, Jr., President of the Association of Owner's of Boxcroft, join herein for the purpose of waiving the right of first refusal of said Association to purchase the property and to give its approval to this conveyance, as provided in Article 4, Section One, of the aforesaid Restrictive Covenants, as amended.

IN WITNESS WHEREOF, the Grantors and Laird Smith, Jr. have executed this Deed (with the corporate party's name being signed by its duly authorized officer), on this 19 day of October, 1987.

FIRST AMERICAN TRUST COMPANY, N.A.
Co-Executor Under Will of
Dorothy Neuhoff Dubuisson

By: _____

Title: Senior Vice Pres.

_____
JOHN D. NEUHOFF, SR.
Co-Executor Under Will of
Dorothy Neuhoff Dubuisson

+ James D. Niedergeses
The Most Reverend JAMES D. NIEDERGESES
Bishop of the Diocese of Nashville,
Tennessee

_____
Laird Smith, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn Lamley, a Notary Public, Bob L. Andrews, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of FIRST AMERICAN TRUST COMPANY, N.A., a national trust company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 19th day of October, 1987.

Carolyn Lamley
Notary Public

My Commission Expires:
My Commission Expires April 17, 1988

STATE OF Texas)
)
COUNTY OF Travis)

Personally appeared before me, Ann Powell, a Notary Public, JOHN D. NEUHOFF, SR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of October, 1987.

Ann R Powell
Notary Public

My Commission Expires:
August 13, 1989

STATE OF TENNESEEE)
)
COUNTY OF Davidson)

Personally appeared before me, Ann Kirkman, a Notary Public, JAMES D. NIEDERGESES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of October, 1987.

Ann Kirkman
Notary Public

My Commission Expires:
July 13, 1991

STATE OF TENNESEEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public, LAIRD SMITH, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of October, 1987.

_____
Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $300,000.00.

_____
Affiant

Sworn to and subscribed before me this 19th day of October, 1987.

_____
Notary Public

My Commission Expires:

5-13-89

IDENTIFICATION REFERENCE

75293

OCT 19 [illegible] PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7381 PAGE 872

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			300000.00- CAMT.	
			840.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	852.50-
4227A	10/19/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 5 2 9 3

IDENTIFICATION REFERENCE

Oct 19 2 55 PM '87

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 27640