FILE BOX "7" FILE NO. 23019

BOOK 7524 PAGE 520 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Anthony L. Lipscomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 1988

Janet K. Davis
Notary Public

MY COMMISSION EXPIRES: 12-18-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HELEN L. LIPSCOMB (NAME)	FLEET REAL ESTATE FUNDING CORP. (NAME)	60-13-107
2661 Combs Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer F-20 (STREET ADDRESS)	
Nashville, TN. 37207 (CITY) (STATE) (P.O. ZIP)	Florence, South Carolina 29501 (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, RONALD L. LIPSCOMB and wife, JEANINE LIPSCOMB,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HELEN L. LIPSCOMB

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:

7486 04/22 0101 03CHECK 104.50

LAND in Davidson County, Tennessee, being Lot No. 96 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, page 79, Register's Office for said County.

SAID Lot No. 96 fronts 55.0 feet on the northerly margin of Combs Drive and extends back 130.4 feet on the easterly line and 133.0 feet on the westerly line to a dead line in the rear measuring 45.1 feet thereon.

BEING the same property conveyed to Ronald L. Lipscomb by deed from Helen L. Lipscomb of record in Book 5940, page 985, Register's Office for Davidson County, Tennessee. The said Ronald L. Lipscomb having since married Jeanine Lipscomb and she joins in this conveyance for whatever right, title and interest she might have in said property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to GUARANTY MORTGAGE COMPANY OF NASHVILLE, of record in Book 4445, page 536, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 2661 Combs Drive, Nashville, Tennessee 37207
(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 our hand s this 5th day of April, 19 88

Ronald L. Lipscomb
RONALD L. LIPSCOMB

Jeanine O. Lipscomb
JEANINE LIPSCOMB

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RONALD L. LIPSCOMB and wife, JEANINE LIPSCOMB,

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 5th day of April, 19 88

Commission Expires 1-10-89

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____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

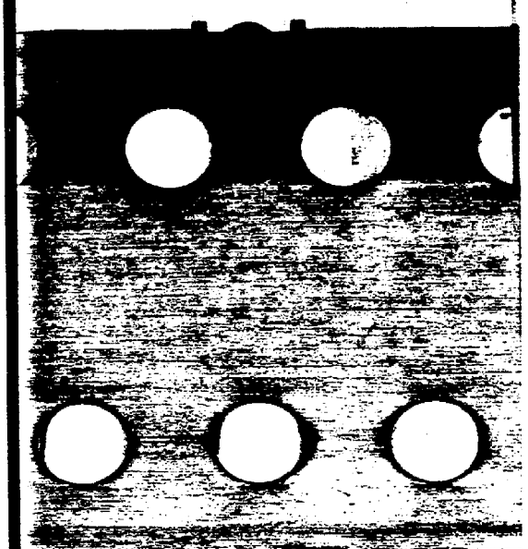
TO

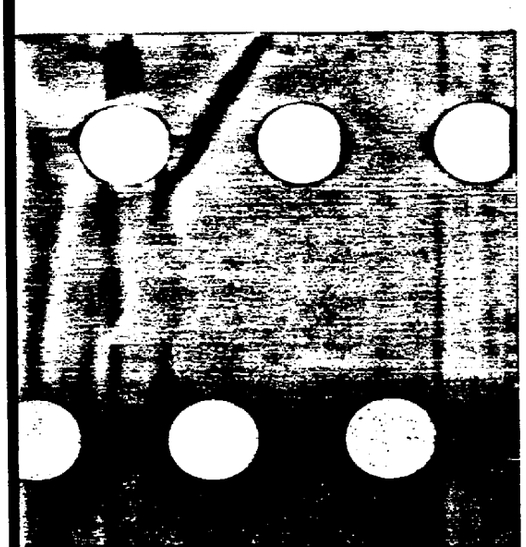
23927.

IDENTIFICATION REFERENCE

APR 22 2 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7524 PAGE 522

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

CAMT	35000.00
CON TX	98.00
PRFEE	0.50
WDEED	6.00
TOTAL	104.50
CHECK	104.50

04/22/88 01 14:47 0001 7486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23927

IDENTIFT REFERENCE

APR 22 2 47 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83587