Fee 6.00

This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027

# WARRANTY DEED

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Mrs. Stevan Pippin<br>912 Sunny Hill Road<br>Brentwood, Tennessee 37027 | Owner | 172-010A-106 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Leslie B. Pippin
Affiant

SUBSCRIBED AND SWORN TO before me, this 2nd day of May, 1988.

Mary Lynn Nickerson
Notary Public

My Commission Expires: 10-2-89

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WARD BROADCASTING CORP., a Delaware corporation, (hereinafter the "GRANTOR") has bargained and sold, and by these presents does grant, transfer and convey unto LESLIE PIPPIN, (hereinafter the "GRANTEE") and the GRANTEE'S heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Lot No. 106 on the revised Plat of Copperfield of record in Book 6900, page 145, Register's Office, Davidson County, Tennessee, to which said Plat reference is made for a more complete and accurate description.

Being the same property conveyed to Ward Broadcasting Corp., a Delaware corporation, by Warranty Deed from from Homes by Heritage, Inc., a Tennessee corporation, of record in Book 7534 page 373, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. All things and matters on the Plat of Copperfield, of record in Book 6900, pages 145 thru 149, Register's Office, Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Copperfield, of record in Book 7071, page 482, Register's Office, Davidson County, Tennessee.

3. 1988 real property taxes.

27047

IDENTIFICATION REFERENCE

May 4 12 10 PM '88

FELIX A. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES and the GRANTEES' heirs, successors and assigns, forever.

AND THE GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND THE GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said land to the said GRANTEES and the GRANTEES' heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed by a duly authorized officer this 2nd day of May, 1988.

GRANTOR:

WARD BROADCASTING CORP.

By: David J. Stephens
Its: Controller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

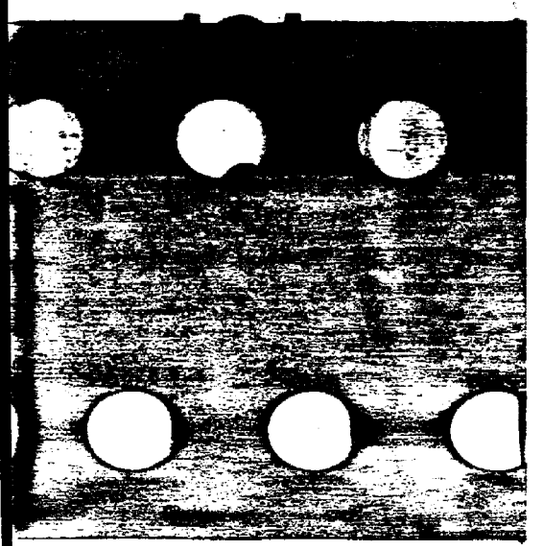
Before me, the undersigned, a Notary Public in and for said county and state, personally appeard DAVID STEVENS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Controller of Ward Broadcasting Corp., a Delaware corporation, and that he as such Controller executed the foregoing instrument for the purpose therein contained.

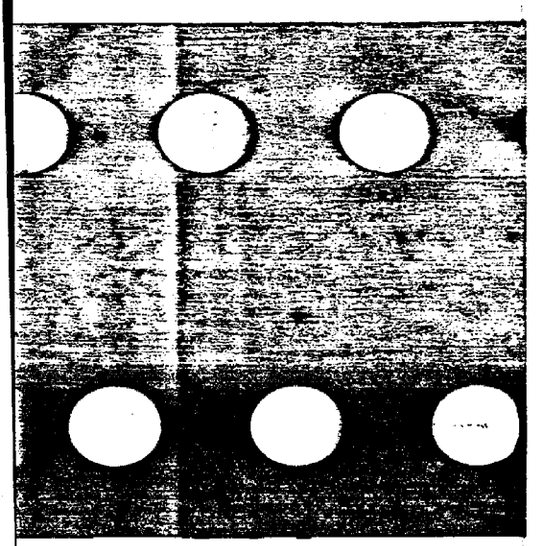
Witness my hand at office this 2nd day of May, 1988.

Mary Lynn Nickerell
Notary Public

My Commission Expires: 10-2-89

MARY LYNN NICKERELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7534 PAGE 378

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

AMT
110000.00
CON TX 308.00
PRFEE 0.50
WDEED 6.00
TOTAL 314.50
CHECK 314.50

05/04/88 01 12:07 0001 3037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27047

IDENTIFICATION REFERENCE

MAY 4 12 10 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

**No.** 87315