MAP 86-14A PARCEL 230

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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The actual consideration or value, whichever is greater, for this transfer is $53,400.00.

Janet Parker
AFFIANT

Subscribed and sworn to before me this the 13th day of July, 1989.

My Commission Expires: 5-20-92

Denise Clifton
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Stan Allen, Attorney, 207 3rd Avenue, North, 3rd Floor, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Robert H. Shipp, Jr., et al.	First Tennessee Bank
(Name)	(Name)
230 Thistle Lane	P.O. Box 404
(Street Address)	(Street Address)
Hermitage, Tennessee 37076	Memphis, Tennessee 38101
(City) (State) (Zip Code)	(City) (State) (Zip Code)

(Irad)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of One Thousand Dollars ($1,000.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we JANET PARKER and husband DAVID CONNERS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT H. SHIPP, JR., an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **BEING** Unit No. 230 on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, Page 300, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.
>
> **BEING** of the same property conveyed to Janet M. Parker, by Deed from Thomas W. Grumke, and wife, Jane Barry Grumke, of record in Book 6739, Page 889, Register's Office for Davidson County, Tennessee. The said Janet Parker having since married David Conners.

This is improved property, known as 230 Thistle Lane, Hermitage, Tennessee 37076.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Hermitage Meadows; and including the requirement that all owners of lots in Hermitage Meadows be members of the Hermitage Meadows Homeowners' Association, subject to assessment for the payment of costs

incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantors and recorded in Book 6034, Page 365, said Register's office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Hermitage Meadows Subdivision, Stage Three, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Hermitage Meadows Subdivision, Stage Three) is vested in Hermitage Meadows Homeowners' Association for the common enjoyment of all members of said Association.

4. Easements for sanitary sewers and water lines granted Cumberland Utility District.

5. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

6. Mortgage to Allstate Enterprises Mortgage Corporation of Record in Book 6739, Page 892, Register's Office, Davidson County, Tennessee same being assumed by Grantee herein. Said mortgage having since been assigned to First Tennessee Bank National Association.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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/or assigns to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, Janet Parker and husband David Conners, have caused their names to be affixed hereto on this 13 day of July, 1989.

Janet Parker by Mary A. Parker

JANET PARKER, BY MARY A. PARKER BY POWER OF ATTORNEY

David Conners by Mary A. Parker

DAVID CONNERS, BY MARY A. PARKER BY POWER OF ATTORNEY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Mary A. Parker, Attorney in fact for Janet Parker and David Conners, by their Powers of Attorney dated May 12, 1989, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1989.

My Commission Expires: 5-20-92 Linda Clifton
NOTARY PUBLIC

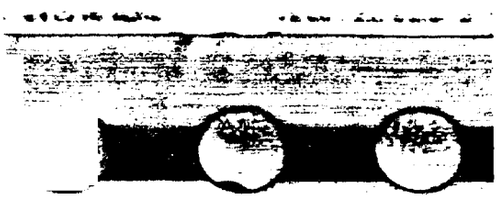
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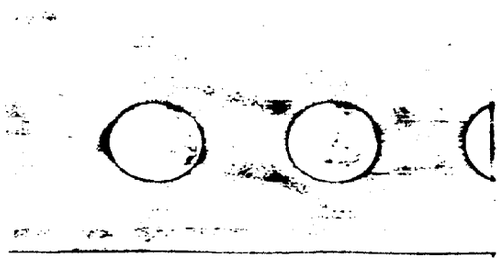
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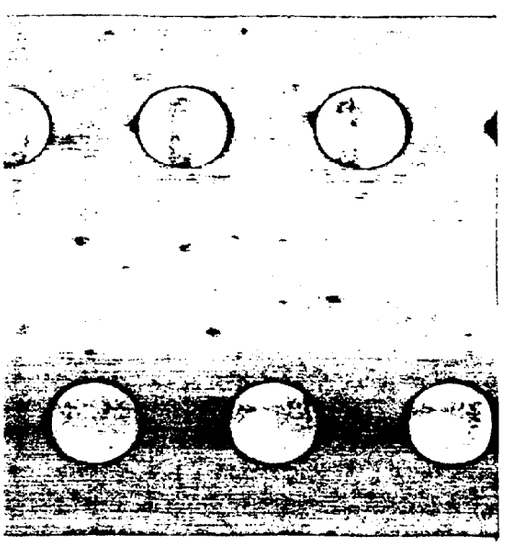
IDENTIFICATION REFERENCE

JUL 18 3 25 PM '89

DAVIDSON COUNTY, TN







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 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 53400.00
CON TX 176.22
PRFEE 1.00
WDEED 9.00
TOTAL 186.22
CHECK 186.22

07/13/89 01 15:31 0001 6296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5011.17

IDENTIFICATION REFERENCE

JUL 18 3 25 PM '89

DAVIDSON COUNTY, TN

No. 229957