file box 8/t1'

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Thomas A. Luipersbeck
3851 Bonnacreek Drive
Hermitage, TN 37076

MORTGAGEE:
National Mortgage Company

4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP-PARCEL NUMBERS:
MAP 75-13
PARCEL 118
4D-32200

WARRANTY DEED

BOOK 7965 PAGE 942

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marsha C. Flippen McRight and husband, Michael W. McRight hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Thomas A. Luipersbeck and wife, Nancy J. Luipersbeck hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 295 on the plan of Hermitage Hills Section Three, of record in Book 2900, page 97, Register's Office for said County.

SAID Lot No. 295, which is a corner lot, fronts 120.0 feet on the southeasterly margin of Bonnacreek Drive and fronts 60.0 feet on the northeasterly margin of Bonnabrook Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 103.2 feet on the northeasterly line and 149.8 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Thurman C. Flippen, Jr. and wife, Marsha C. Flippen by deed from Wayne M. Taylor and wife, Kay B. Taylor of record in Book 4515, page 877, said Register's Office. Thurman C. Flippen, Jr. has since died leaving Marsha C. Flippen as surviving tenant by the entirety.

The property herein conveyed is subject to restrictive covenants of record in Book 3097, page 413, said Register's Office, and to the matters set forth in the above referenced plan of record.

8042 10/23 0101 03CHECK 266.38

This is ~~an~~ improved property, known as 3851 Bonnacreek Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of October, 19 89.

Michael W. McRight

Marsha C. Flippen McRight

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of October, 1989, before me personally appeared Marsha C. Flippen McRight and husband, Michael W. McRight, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

PEGGY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7965 PAGE 943

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 78,600.00.

Thomas A. Luipersbeck
Affiant

Subscribed and sworn to before me, this the 20th day of October, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
LARGE
PERCY W. [illegible], JR.

75961

IDENTIF. TREFERENCE

Oct 23 11 56 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

from:
Marsha C. Flippen McRight and husband, Michael W. McRight

to:
Thomas A. Luipersbeck and wife, Nancy J. Luipersbeck

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7965 PAGE 944

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 78600.00
CON TX 259.38
PRFEE 1.00
WDEED 6.00
TOTAL 266.38
CHECK 266.38

10/23/89 01 11:58 0001 8042

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75961

IDENTIF. REFERENCE

Oct 23 11 56 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260175