WARRANTY DEED

FROM: MICHAEL S. CRUSHAM AND WIFE,
SUSAN ROSE CRUSHAM

TO: JOHN MARK TIPPS AND WIFE,
KIMBERLI JOI TIPPS

BOOK 7995 PAGE 180

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.
Nov 30 12 50 PM '89

IDENTIF. REFERENCE
85798

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
1700 Nashville City Center, 511 Union Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		Map 130-3
John Mark and Kimberli Joi Tipps	SAME	Parcel 87
(NAME)	(NAME)	FIELD BOOK NUMBER
4004 Sunnybrook Drive		07DA 33750
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $230,000.

Kimberli Joi Tipps
Affiant

Subscribed and sworn to before me this the 15th day of November, 1989.

My commission expires: 5-8-91
(Affix seal) Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by JOHN MARK TIPPS AND WIFE, KIMBERLI JOI TIPPS, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, MICHAEL S. CRUSHAM AND WIFE, SUSAN ROSE CRUSHAM, ("Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantees, JOHN MARK TIPPS AND WIFE, KIMBERLI JOI TIPPS, their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of a Re-Subdivision of part of Royal Oaks Subdivision, as of record in Book 1424, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 165 feet on the northerly side of Sunnybrook Drive and runs back 271.3 feet on the easterly line and 262.8 feet on the westerly line, to a dead line in the rear measuring 182.8 feet thereon.

Being the same property conveyed to Michael S. Crusham and Susan Rose Crusham by deed from Joyce M. Thompson, unmarried, of record in Book 7632, Page 577, Register's Office of Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

SUBJECT TO:

1. 1989 taxes, which have been prorated as of the date of closing.

2. Easement for sanitary sewers and/or storm drainage, of record in Book 4147, Page 389, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 1424, Page 31, Register's Office for Davidson County, Tennessee, which includes an owner's certificate, a 70 foot minimum building setback line from Sunnybrook Drive and a 10 foot utility easement along the westerly and northerly lot lines.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JOHN MARK TIPPS AND WIFE, KIMBERLI JOI TIPPS, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees, that they are lawfully seized and possessed of said real estate in fee simple; have a good right to convey it, and the same is unencumbered except as set out herein.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate to the said JOHN MARK TIPPS AND WIFE, KIMBERLI JOI TIPPS, their heirs and assigns, against the lawful claims of all persons whomsoever.

SUSAN ROSE CRUSHAM AND SUSAN W. CRUSHAM are one and the same person.

DATED as of this the 15th day of November, 1989.

MICHAEL S. CRUSHAM

SUSAN ROSE CRUSHAM

BY: SUSAN W. CRUSHAM, his attorney-in-fact

3875 11/30 0101 03CHECK 766.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, SUSAN ROSE CRUSHAM, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of November, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991

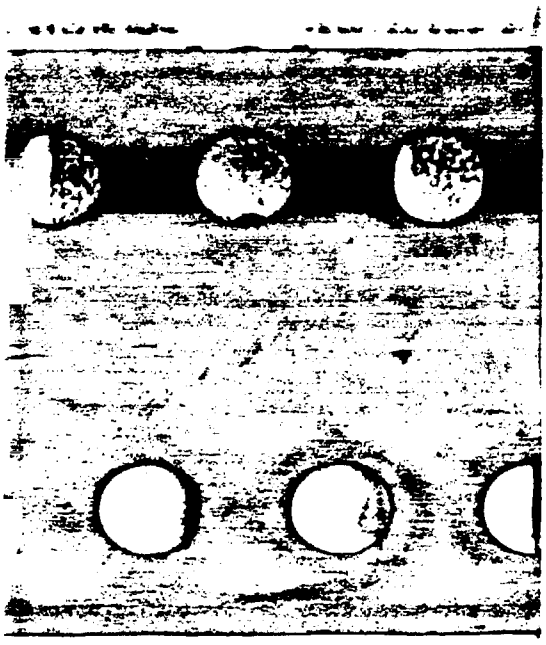
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

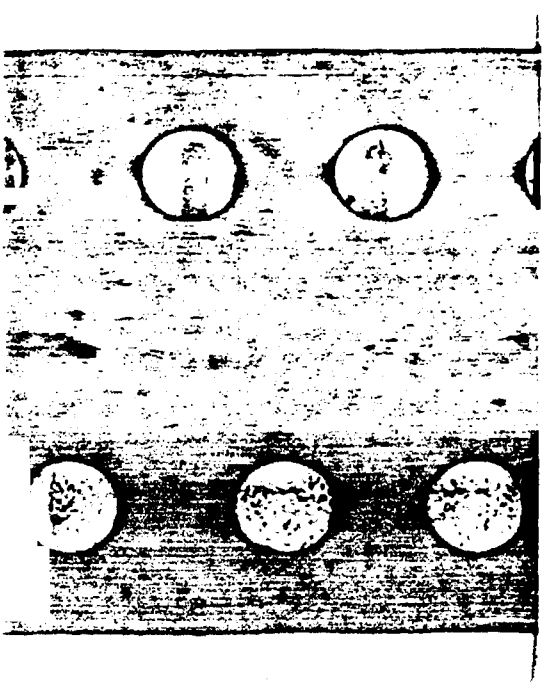
Personally appeared before me, SUSAN W. CRUSHAM, attorney-in-fact for MICHAEL S. CRUSHAM, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by his constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of November, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991





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 230000.00
CON TX 759.00
PRFEE 1.00
WDEED 6.00
TOTAL 766.00
CHECK 766.00
11/30/89 01 12:47 0001 8875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8579 8

IDENTIF. REFERENCE

Nov 30 12 50 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271652