THIS INSTRUMENT PREPARED BY: mail
BAKER, WORTHINGTON, CROSSLEY, STANSBERRY & WOOLF BOOK 8112 PAGE 471
313 East Main, Suite One
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Thomas R. Lipscomb 2704 Jenkins Street Nashville, TN. 37208	Same	Map 50, Parcel 127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CARLIE H. RICHARDSON, a widower, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto THOMAS R. LIPSCOMB and wife, DOROTHY J. 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:

Being known as Tract No. 2 on the plan of Feller Brown of record in Plat Book 6200, page 928, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being part of the same property conveyed to Carlie H. Richardson and wife, Lucretia Richardson, by deed from Dick C. Lindsey, Clerk of the County Court, Davidson County, Tennessee, of record in Book 1535, page 485, Register's Office, Davidson County, Tennessee. The said Lucretia Richardson died June 29, 1987, in Davidson County, Tennessee.

This conveyance is made subject to matters shown on the plat of record in Plat Book 6200, page 928, Register's Office, Davidson County, Tennessee, and to the following restrictions:

1. The property is to be use as single family development only.

2. No mobile or modular homes, swine, poultry, junk cars, trucks or motorcycles shall be permitted on the property.

3. Any dwelling that may be constructed must contain a minimum of 1600 sq.ft. on the main floor excluding garage, carports, and breezeways.

4. Any 2-story home that may be constructed must contain a minimum of 1200 sq.ft. on the main floor and have a total of no less that 1800 sq.ft. excluding garages, carports and breezeways.

5. Block foundations are to be faced with brick or stone.

This is improved property, known as: 3536 Brick Church Pike
Nashville, Tennessee

This conveyance is further subject to all visible easements, any other restrictions of record, if any, and the 1990 taxes which shall be prorated between the parties.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

WITNESS my hand on this the 18th day of May, 1990.

Carlie H Richardson
CARLIE H. RICHARDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

3083 05/21 0101 03CHECK 67.06

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, CARLIE H. RICHARDSON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 18th day of May, 1990.

William P Wright
NOTARY PUBLIC

(SEAL)

My commission expires:
6/3/91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,250.00.

Thomas P. Lipscomb
AFFIANT

Subscribed and sworn to before me this the 18th day of May, 1990.

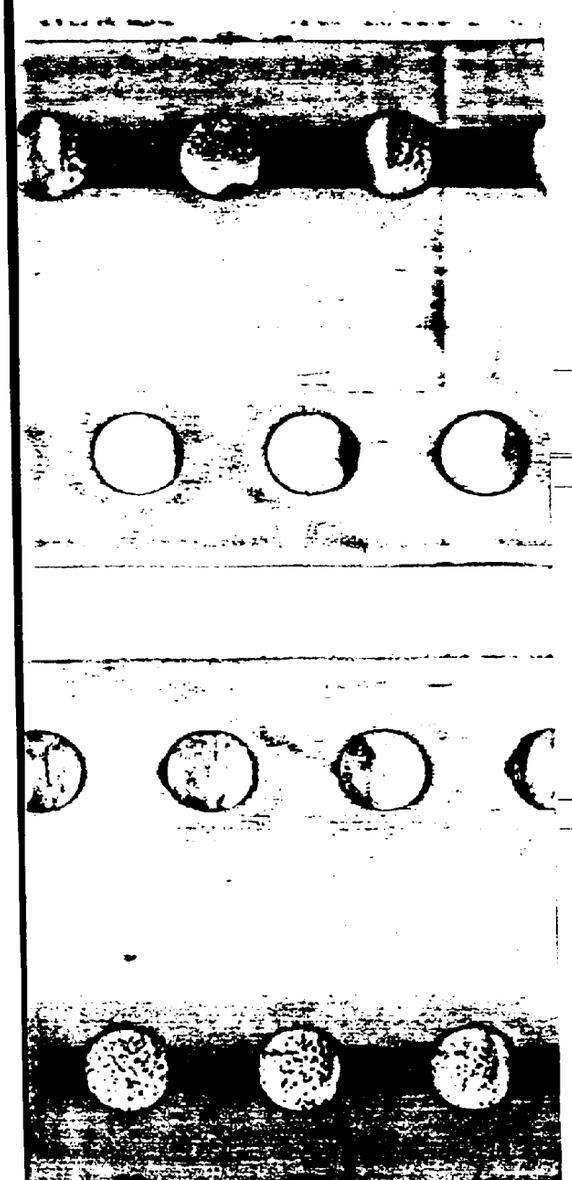
William P Wright
NOTARY PUBLIC

(SEAL)

My commission expires:
6/3/91

MAY 21 8 31 AM '90

27440



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8112 PAGE 473

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	18250.00
			CON TX	60.06
			PRFEE	1.00
			WDEED	6.00
			TOTAL	67.06
			CHECK	67.06
05/21/90	01		08:37 0001	3083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27440

IDENTIFICATION

MAY 21 8 31 AM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY

No. 320512