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STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $ 51,000.00

Ronald E. Nipper

Subscribed & sworn to before me, this the 27th day of June, 19 90.

Mark A. Ellmore, Jr.
Notary

Commission Expires: March 11, 1991

Mail

This Instrument prepared by:
Mark A. Ellmore, Jr., Atty. 388 Harding Place, Nashville, TN 37211

New Owner	Mortgagee	Map & Parcel
Ronald E. Nipper	Tennessee Housing Development Agency	119-11-27
Deborah L. Nipper	c/o National Mortgage Company	
2607 Live Oak Drive Nashville, TN 37211	4041 Knight Arnold Road Memphis, TN 38118	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robert H. Wankel and wife, Julie E. Wankel and Viola G. Burchard and husband, Charles E. Burchard

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald E. Nipper and wife, Deborah L. Nipper

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 52 on the plan of Mashburn Heights, of record in Book 1835, page 1. Register's Office for said County.

SAID Lot No. 52 fronts 58.0 feet on the northerly margin of Live Oak Road and extends back 203.3 feet on the easterly line and 176.2 feet on the westerly line to a dead line in the rear, measuring 120.0 feet thereon.

Being the same property conveyed to Robert H. Wankel and Mother, Viola G. Wankel by deed from Jeffrey C. Holloway and wife, Susan M. Holloway, of record in Book 6647, page 410, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements of record.

40861

IDENTIFICATION REFERENCE

Jul 12 12 24 PM '90

FELIX Z. WILCOX JR. REGISTER
DAVIDSON COUNTY, TN

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory in Document When Received.

9329 07/12 0101 03CHECK 175.30

This is unimproved ( )
improved (X) 2607 Live Oak Drive, Nashville, TN 37211

To have & to hold the said tract or parcel of land, with the appurtenances estate, title & interest thereto belonging to the said Grantees their heirs and assigns, forever & we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, & the same is unencumbered, unless otherwise herein set out, & we do further covenant & bind ourselves, our heirs, & representatives, to warrant & forever defend the title to the said land to the said Grantees, their heirs & assigns, against the lawful claims of all persons whomsoever. Wherever need, the singular number shall include the plural, the plural, the singular, & the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of June, 19 90.

Robert H. Wankel
By Bonnie J. Reese Atty. in fact

Julie E. Wankel
By Bonnie J. Reese Atty in fact

Viola G. Burchard
By Bonnie J. Reese Atty in fact

Charles E. Burchard
By Bonnie J. Reese Atty in fact

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in & for said County & State, the within named _____ _____ _____ _____ _____ the bargainor___, with whom I am personally acquainted, & who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand & official seal at _____ _____, Tennessee, this _____ day of _____, 19____.

Commission Expires:
_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public within & for the State & County aforesaid, personally appeared _____ _____ and _____ _____ with whom I am personally acquainted & who upon (his/her oath, their oaths) acknowledged (himslef, herself, themselves) to be the _____ & _____ of the _____ the within named bargainor, a corporation, and that (he/she, they) as such _____ & _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ _____ as such _____ & _____ as such _____, and attesting the same by the said _____ _____ as such _____.

Witness my hand and official seal at office at _____ _____ on this the _____ day of _____ 19____.

Commission Expires:
_____

_____
Notary Public

WARRANTY DEED

FROM

Robert H. Wankel and wife, Julie E.
Viola G. Burchard and husband, Charles E.

TO

Ronald E. Nipper and wife, Deborah L.

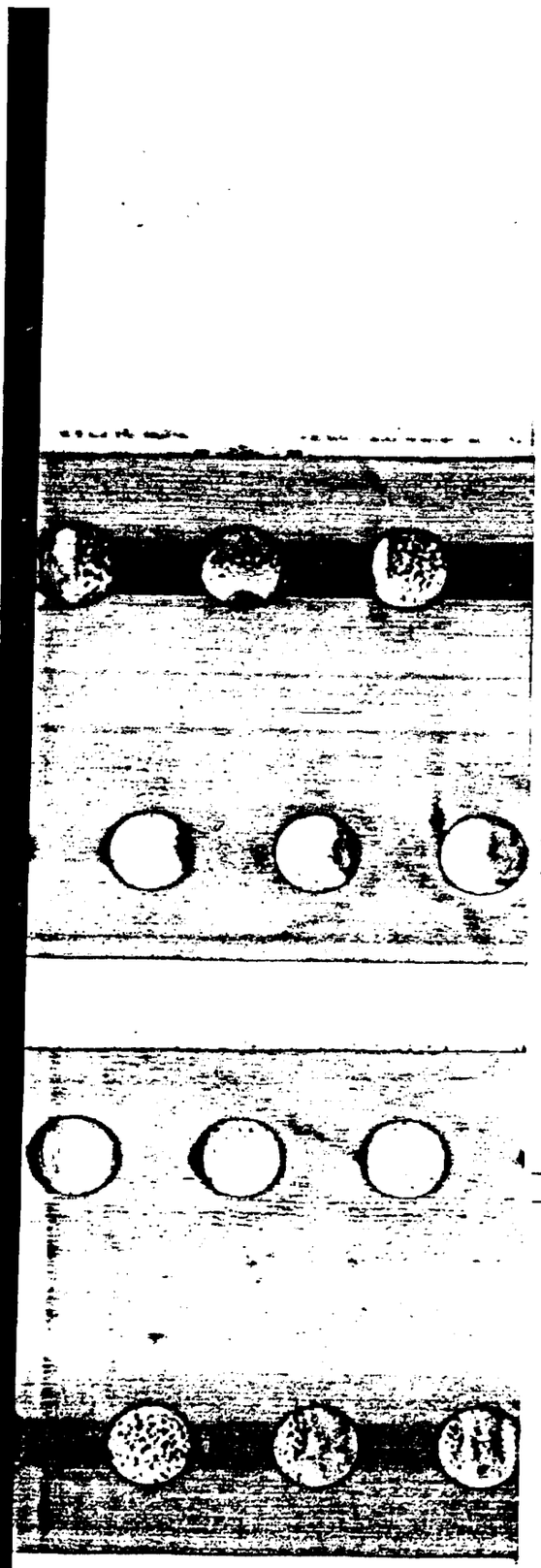
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Bonnie J. Deese whose name is subscribed as attorney in fact for Robert H. Wankel, Julie E. Wankel, Viola G. Burchard, and Charles E. Burchard; and acknowledged that she executed the same as the act of her Principals for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee this 27th day of June 1990.

Commission Expires: March 11, 1991

Mark A. Ellmore
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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 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 51000.00
				CON TX 168.30
				PRFEE 1.00
				WDEED 6.00
				TOTAL 175.30
				CHECK 175.30
07/12/90	01			12:27 0001 9329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

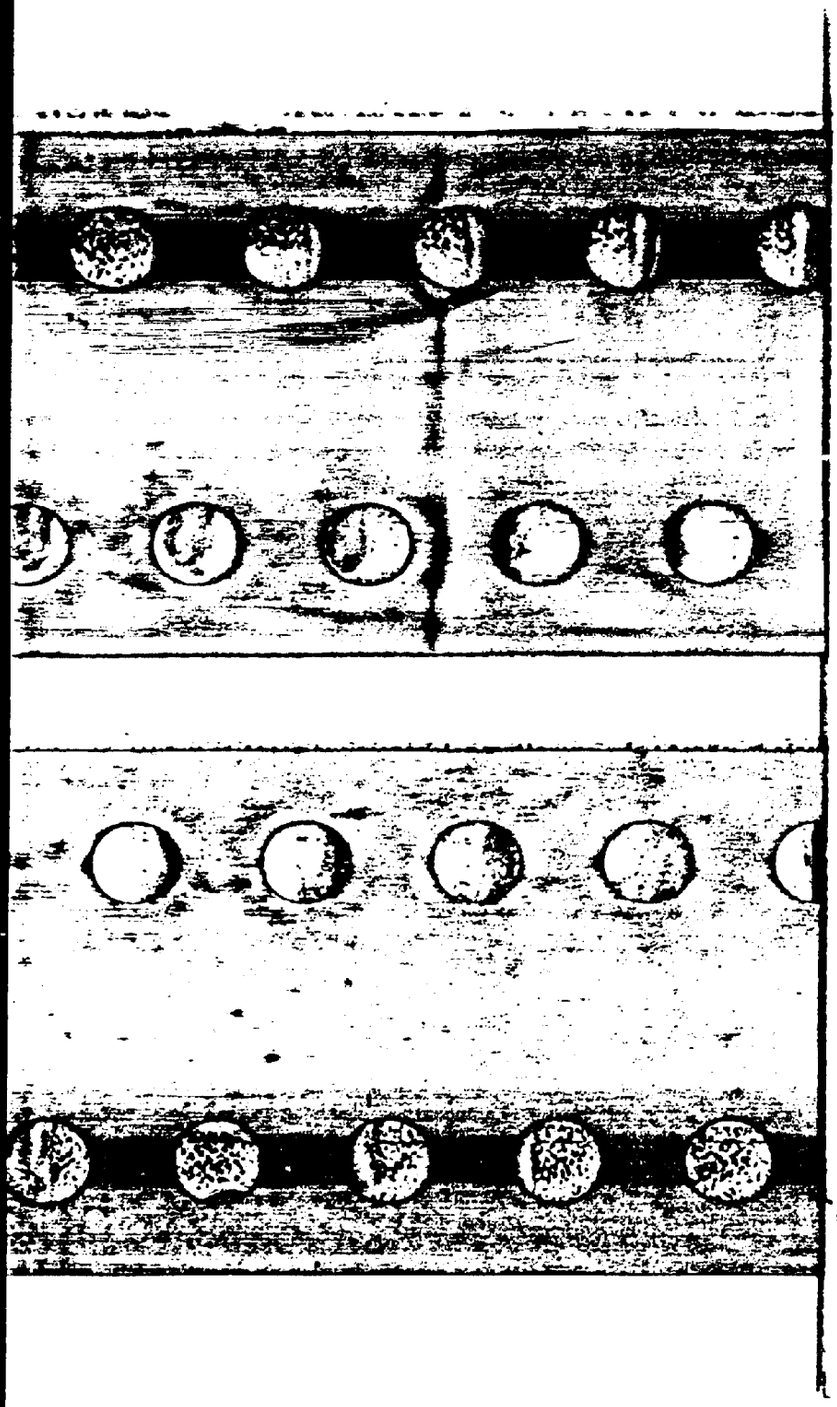
40861

IDENTIFICATION REFERENCE

JUL 12 12 24 PM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 336185



7-12-90

VOID

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