WARRANTY DEED

BOOK 8280 PAGE 97

THIS INSTRUMENT WAS PREPARED WITHOUT SEARCH BY:		
Robert B. Young, Attorney 4800 Charlotte Avenue, Nashville, TN 37209		
NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Nipp	SAME	MAP 93-11
(NAME)	(NAME)	
40 Middleton St.		PARCEL 192
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		3W-2680
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINETY-ONE THOUSAND SIXTY-THREE AND 70/100 DOLLARS ($91,063.70) OF WHICH THIRTY THOUSAND AND 00/100 ($30,000.00), CASH IN HAND PAID TO THE GRANTORS BY THE HEREINAFTER NAMED GRANTEES, AND FOR THE REMAINING SIXTY-ONE THOUSAND SIXTY-THREE AND 70/100 ($61,063.70) GRANTEE HAS ASSUMED AND AGREES TO PAY BY A DEED OF TRUST EXECUTED BY JAMES MOORE, LISA STEPHENS MOORE, DAVID ENGLAND, ROBERT NIPP AND WIFE, LINDA G. NIPP TO J. DOUGLAS WRIGHT, JR. TRUSTEE OF RECORD IN BOOK 7258 PAGE 12, R.O.D.C., TENNESSEE, TO SECURE PAYMENT OF THEIR NOTE OF EVEN DATE PAYABLE TO THE LINDA FAYE WRIGHT (NIPP) TRUST IN THE PRINCIPAL AMOUNT OF $65,000.00 DATE JUNE 3, 1987.

WE, ROBERT NIPP AND WIFE, LINDA G. NIPP, JAMES MOORE AND WIFE, LISA STEPHENS MOORE, DAVID ENGLAND AND WIFE, COLLEEN ENGLAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO Robert Nipp, HEREINAFTER CALLED THE GRANTEE, HIS 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 parts of Lots No. 59, 60, 61 on the Plan of Rutledges Addition, of record in Book 21, Page 73, in the Register's Office for said County, and being further described according to a survey of John Kohl, dated June 24, 1981, as follows:

BEGINNING at a point, being the southwesterly corner of the herein described property and being located at the intersection of a 15-foot alley and the northerly margin of Middleton Avenue, now known as Middleton Street; thence, with the right-of-way of said 15-foot alley, North 62 degrees 16 feet West, 109.15 feet to a PK nail set in a 6 foot hackberry; thence, North 27 degrees, 36 feet East 52.0 feet to an iron pin; thence, with the southerly line of property conveyed to Edward S. Culbert and wife, Ivy B. Culbert, of record in Book 235, Page 571, in said Register's Office, southeasterly 144.83 feet to an iron pin in the northerly margin of Middleton Street; thence, with the margin of same 63.1 feet to the point of beginning.

BEING the same property conveyed to Robert W. Jones, James Moore, Lisa Stephens and David England by deed from Alan Langguth and wife, Robin Langguth of record in Book 6283, Page 615, being the same property conveyed to Robert Nipp by deed from Robert W. Jones and wife, Anne Jones, James Moore, unmarried, Lisa Stephens, unmarried, and David England and wife, Colleen England of record in Book 6314, Page 126, being the same property conveyed to Robert Nipp and wife, Linda G. Nipp by deed from Robert W. Jones of record in Book 7247, Page 453, R.O.D.C., Tennessee, the said Lisa Stephens and Lisa Stephens Moore being one and the same person by virtue of subsequent marriage to James Moore.

Robert Nipp joins in this conveyance, not only as a Grantor, but further to acknowledge his assumption and agreement to pay the balance of the indebtedness of the Deed of Trust hereinabove mentioned as Grantee and to hold Grantors harmless of any payment thereon.

Improved Property	40 Middleton Street	Nashville, Tennessee		37210
(House Number)	(Street)	(City)	(State)	(Zip)

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 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, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

Witness our hands this 22 day of January, 1991.

James W. Moore
JAMES MOORE

Lisa Stephens Moore
LISA STEPHENS MOORE

David E. England
DAVID ENGLAND

Colleen England
COLLEEN ENGLAND

Robert Nipp
ROBERT NIPP

Linda G. Nipp
LINDA G. NIPP

7640 01/23 0101 03CHECK 307.51

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is
[greater, for this transfer is: $91,063.70
[Subscribed and sworn to before me, this the 22 day of
[January, 1991.
[
[Linda G. Nipp
[Affiant
[My commission expires: Robert B. Young
[(Affix Seal)
[November 26 1994
[NOTARY PUBLIC
[

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 James Moore, Lisa Stephens Moore, David England, Colleen England, Robert Nipp and Linda G. Nipp, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

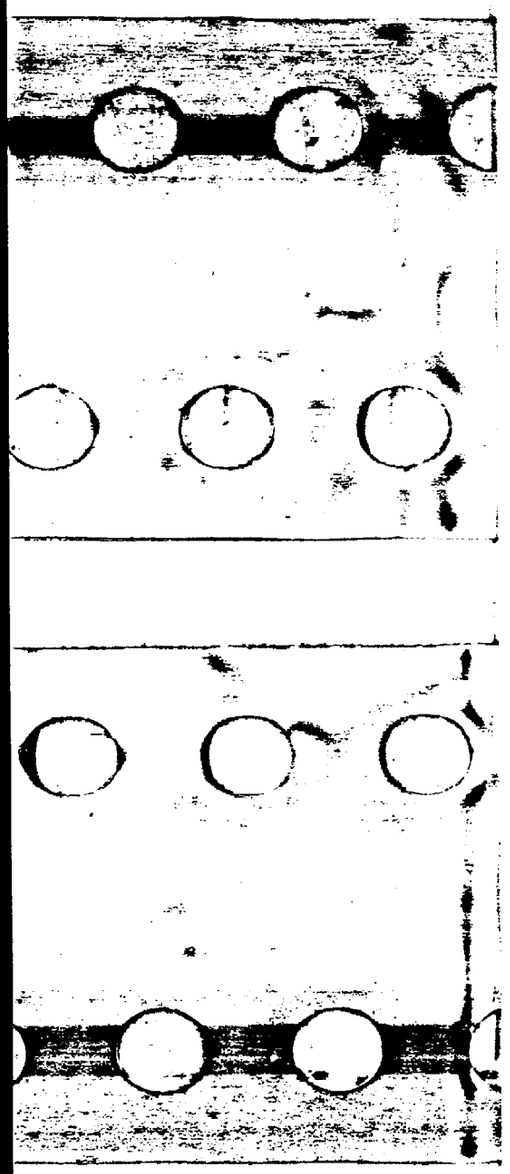
Witness my hand and official seal at Nashville, Tennessee, this 26 day of November, 1991.

Robert B. Young
NOTARY PUBLIC

My commission expires: November 26, 1994

IDENTIF. REFERENCE
87 9 38
JAN 13 12 45 PM '92
FELIX WILSON III REGISTER
DAVIDSON COUNTY, TN

TURN-UP



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8280 PAGE 99

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 91063.70	
			CON TX 300.51	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 307.51	
			CHECK 307.51	
01/23/91	01		12:43 0001 7640	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87938

IDENTIF. TREFERENCE

JAN 23 12 45 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391477