24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8319 PAGE 346

ADDRESS NEW OWNER:
William L. Purcell and Jill B. Purcell
433 Franklin Limestone Road
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Fairfield Financial Associates of TN
50 Century Boulevard, Suite 450
Nashville, TN 37214

MAP AND PARCEL:
MAP 135-9
PARCEL 33
02DX-00417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bruce D. Lipscomb, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William L. Purcell and wife, Jill B. Purcell, as tenants by the entirety, 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 Lot No. 33, Plan of Una Manor, Section One, of record in Book 2854, Page 83, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Bruce D. Lipscomb , by deed from Jeraldine Davenport of record in Book 4026, Page 908, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Mary Lou Gunselman executed this instrument on behalf of Bruce D. Lipscomb pursuant to a Power of Attorney which is being placed of record currently herewith.

This conveyance is subject to a public utility easement; minimum building setback line; and easement for underground telephone cable of record in Book 2854, Page 83, said Register's Office.

This conveyance is subject to a sanitary sewers and/or storm drainage easement of record in Book 7397, Page 912, said Register's Office.

This is improved property known as 433 Franklin Limestone Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William L. Purcell and wife, Jill B. Purcell, their heirs and assigns, forever; and we, Bruce D. Lipscomb, unmarried, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of March, 1991.

Bruce D. Lipscomb

By:Mary Lou Gunselman, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Lou Gunselman as Attorney-in-Fact for Bruce D. Lipscomb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 5.22.93

7684 03/29 0101 03CHECK 237.67

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,900.00.

AFFIANT

Subscribed and sworn to before me this 28th day of March, 1991.

NOTARY PUBLIC

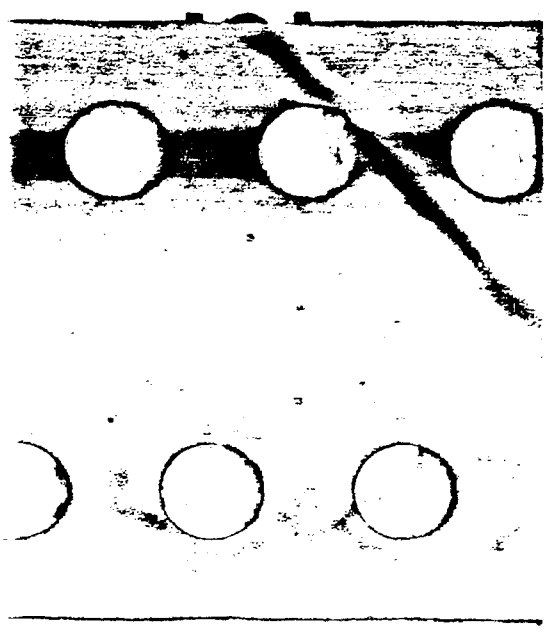
My Commission Expires: 5.22.93

02728

IDENTIF. TREFERENCE

MAR 29 11 28 AM '91

FELIX E. [illegible]
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8319 PAGE 348

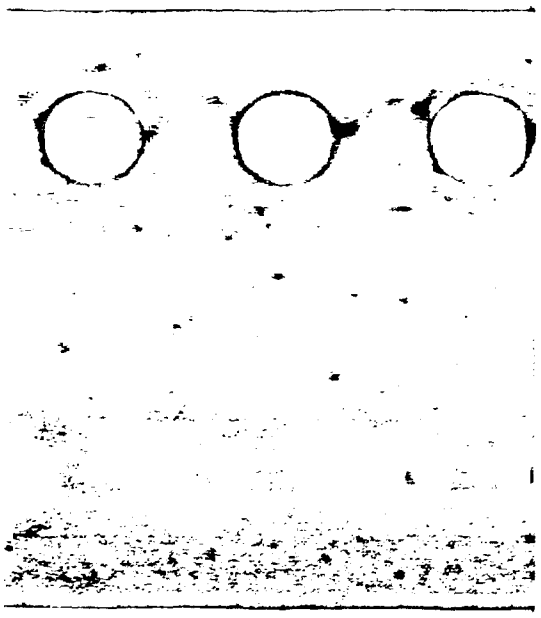
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 69900.00
CON TX 230.67
PRFEE 1.00
WDEED 6.00
TOTAL 237.67
CHECK 237.67

3/29/91 01 11:28 0001 7684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02728

IDENTIF. TREFERENCE

MAR 29 11 28 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408407