BOOK 8386 PAGE 546

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Samuel D. Lipshie 4226 Hillcrest Avenue Nashville, TN 37204	Fireman's Fund Mortgage Corporation Bldg. 200, Suite 312 Nashville, TN 37217	131-4-184

This instrument prepared by: Boult, Cummings, Conners & Berry (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Rusty L. Moore ("Grantor") has bargained and sold, and hereby transfers and conveys to Samuel D. Lipshie ("Grantee"), his successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

9:00 06/28 0101 03CHECK 483.55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $143,500.

Affiant

Subscribed and sworn to before me this 28TH day of June, 1991.

Notary Public
My Commission Expires: May 26, 1995

NOTARY PUBLIC LARGE STATE OF TENNESSEE

2681

RECEIVED FOR REFERENCE
JUN 28 2 40 PM '91

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his successors and assigns against the lawful claims of all persons.

Executed this 28th day of June, 1991.

RUSTY L. MOORE

This is residential property, known as 4226 Hillcrest Avenue.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Shirley T. Kalen, Notary Public, Rusty L. Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 1991.

Shirley T. Kalen
Notary Public

My Commission Expires: 3/26/94

wp/CSSwdSDL

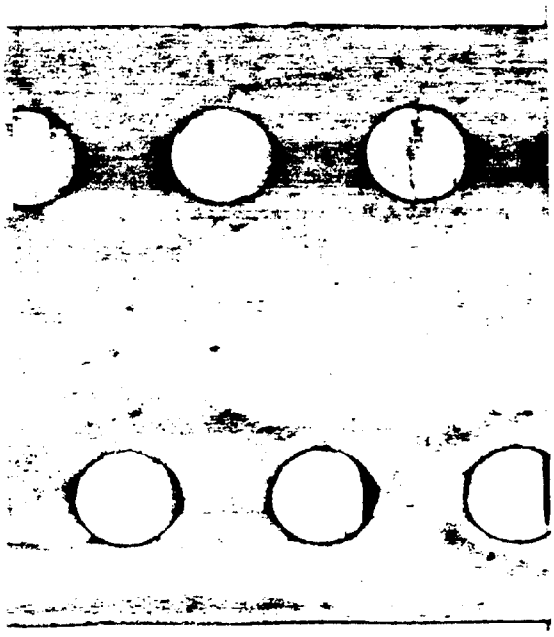
EXHIBIT A

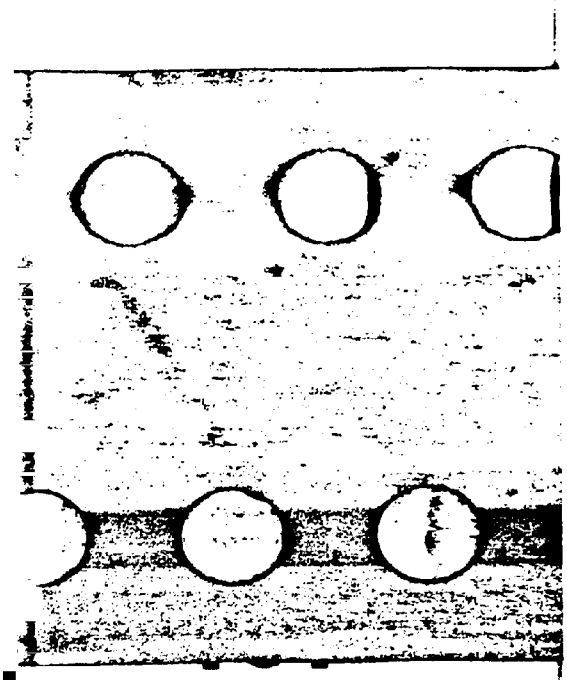
Land in Davidson County, Tennessee, being the south part of Lot No. 47 on the Map of M. W. Young's Park View Subdivision, of record in Book 547, page 173, Register's Office for said County.

Said part of said lot fronts 87.6 feet on the westerly side of Hillcrest Avenue and runs back between lines, 153 feet, more or less, on the north line and 124.7 feet on the south line and along the north margin of Glenwood Avenue to the east line of Lot No. 46, on which it measures 82 feet.

Being the same property conveyed to Rusty Lee Moore by deed from Lillian J. Thomas, an unmarried person, and Patricia Alice Goode (now Johnson) and husband, Donald G. Johnson, of record in Book 7090, page 793, Register's Office of Davidson County, Tennessee.

wp/CSSexaSDL





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8386 PAGE 549

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 143500.00

CON TX 473.55

PRFEE 1.00

RECD 9.00

TOTAL 483.55

CHECK 483.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/28/91 01 14:41 0001 9108

2678 I.

IDENTIFICATION

JUN 28 2 40 PM '91

No. 436096