FORM NO. WD-1

BOOK 8651 PAGE 932

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

George Brandon Lynch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF June, 1992

Notary Public

MY COMMISSION EXPIRES: 1-27-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY SupCtNo.3143
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
George Brandon Lynch (NAME)	owner at same address (NAME)	118-10-50
2922 McNairy Ln. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	16DA-13900
Nashville, TN 37204 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 Edward Spivey Lipsey and wife, Nancy Cox Lipsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Brandon Lynch

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:

Land in Davidson County, Tennessee, being the south part of Lot No. 68 on the plat of Sutton Hill Section of Marengo Park as of record at Book 974, page 67, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of McNairy Lane 10-feet south of the common corner of Lots Nos. 67 and 68; thence, with said westerly margin of McNairy Lane, southerly 115 feet to the north line of the right-of-way of Glendale Car Line; thence, along said Car line in a southeasterly direction 608 feet to a point, the southeast corner of said Lot No. 68; thence, along the easterly (rear) line of said Lot, N 3° 30' E, 198.5 feet to a point 10-feet south of the rear corner and line between said Lots Nos. 67 and 68; thence, northwesterly and parallel to said line, 544 feet, more or less, to the point of beginning.

Being all the same property conveyed to the grantors herein by deed as of record at Book 7693, page 133, said Register's Office, and the above description is the same as contained therein. For the purposes of the correct identification for this transaction, Edward Spivey Lipsey is in fact Edward Spivey Lipsey, Jr., and in the original conveyance mentioned above, the "Jr." was inadvertently omitted from his name, and is one and the same person for the purposes herein contained.

This transaction is subject to 1992 property taxes, which have been pro rated and the grantee assumes in full, subject to any reproration required due to a change in the actual 1992 property taxes, to restrictive covenants of record at Book 1086, page 573, and Book 1081, page 666, as*

~~unimproved~~ ( ) IMproved
This is improved (X) property, known as 2922 McNairy Ln., Nashville, TN 37204
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 hand s this 12th day of June, 19 92

Edward Spivey Lipsey, Jr.
a/k/a Edward Spivey Lipsey

Nancy Cox Lipsey

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Edward Spivey Lipsey, Jr. and wife, Nancy Cox Lipsey

the bargainor s, 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 12th day of June, 19 92

MARBUT GLENN GASTON, JR. NOTARY PUBLIC AT LARGE

Commission Expires 1-27-96

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

1227 06/15 0101 03CHECK 402.90

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

*re-recorded at Book 1066, page 421, to the limitations shown on said plan at Book 974, page 67, Easements at Book 3344, page 278 and Book 7933, page 476, said Register's Office, and right-of-flow of Brown's Creek.

WARRANTY DEED

FROM

Edward Spivey Lipsey, Jr. and wife, Nancy Cox Lipsey

TO

George Brandon Lynch

PICK-UP

FILED JUN 15 10 57 AM '92
DAVIDSON COUNTY, TN.

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

1 9 3 4 7

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

AFFIDAVIT

I, Edward Spivey Lipsey, Jr., duly sworn and of lawful age do hereby make oath and state that my name was incorrectly listed on the deed to my wife and I of record at Book 7693, page 132, RODCT, in that it was only listed as Edward Spivey Lipsey, without the "Jr." being included therewith. For all purposes as contained in this transaction Edward Spivey Lipsey, Jr. shall be and mean and be one and the same as the said Edward Spivey Lipsey.

Edward Spivey Lipsey, Jr.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF JUNE, 1992.

My comm. expires: 1-27-96

Notary Public



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	
				107000.00
			CON TX	395.90
			PRFEE	1.00
			WDEED	6.00
			TOTAL	402.90
			CHECK	402.90
06/15/92	01		10:54 0001	1227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19347

IDENTIF. REFERENCE

JUN 15 10 57 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 540975