FILE NO. 30301

Bat 25

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 19 92

Notary Public

MY COMMISSION EXPIRES 1-23-93
(AFFIX SEAL)

BOOK 8675 PAGE 676

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK W. LIPSEY et al	NationsBanc Mortgage	MAP 104-10
(NAME)	(NAME)	
303 Fairfax Avenue	P.O. Box 740017	PARCEL 86
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37212	Louisville, KY 40201	
(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, RICHARD L. EATHERLY and wife, HELEN M. EATHERLY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK W. LIPSEY and TERIS K. SCHERY, HIS WIFE,

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 Lot No. 46 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, being further described as follows:

BEGINNING on the southerly margin of Fairfax Avenue at the corner of Lot Nos. 46 and 47; thence with the line between said two lots, southwardly 154.4 feet to the northerly margin of an alley; thence with said alley, westwardly 64.5 feet to a concrete monument at a corner of Lots 45 and 46; thence northerly with the line between Lots 45 and 46, 130 feet to the southerly margin of Fairfax Avenue; thence eastwardly 60 feet along the southerly margin of Fairfax Avenue to the point of beginning.

BEING the same property conveyed to Richard L. Eatherly and wife, Helen M. Eatherly, by Trustee's Deed from Saturn & Mazer, Trustee, of record in Book 8584, page 57, Register's Office for Davidson County, Tennessee.

This is (unimproved / improved) (X) property, known as 303 Fairfax Avenue, Nashville, Tennessee 37212
(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 10th day of JULY, 19 92

Richard L. Eatherly
RICHARD L. EATHERLY

Helen L. Eatherly
HELEN M. EATHERLY

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STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named RICHARD L. EATHERLY and wife, HELEN M. EATHERLY

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 10th day of June, 19 92

Commission Expires 1-23-93

_____ 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 _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

27499

IDENTIF. REFERENCE

JUL 14 3 49 PM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

5454 07/14 0101 03CHECK 782.30

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

RECEIVED OF _____

FOR _____

BOOK 8675 PAGE 678

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
209000.00
CON TX 773.30
PRFEE 1.00
WDEED 8.00
TOTAL 782.30
CHECK 782.30

07/14/92 01 15:49 0001 5454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27499

IDENTIF. TREFERENCE

JUL 14 3 49 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 550199