PICK-UP
DAVIDSON COUNTY, TN
OCT 7 3 10 AM '92
IDENTIFICATION REFERENCE
52693

THIS INSTRUMENT PREPARED BY:
C. Runcie Clements, IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219

New Owner:	**Tax Bills to:**	**Map/Parcel No:**
Jeffrey L. Rippy, Trustee J. C. Bradford & Co. 330 Commerce Street Nashville, TN 37201	Same	Map 95-11 Parcel 96

8303 10/07 0101 03CHECK 216.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Whitney B. Davis, ("Grantor" herein), an unmarried person, has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto Jeffrey L. Rippy, Trustee ("Grantee" herein), his successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Being Lot No. 87 on the plan of Cloverdale, Section II, and Revision of Lots 21 and 22 of Section 1, as of record in Book 2133, page 58, Register's Office for said County.
>
> Said Lot fronts 204.3 feet on the southeasterly side of Adair Road and runs back 214.5 feet on the northeasterly line and 239.1 feet on the southerly line to a dead line measuring 162 feet thereon.
>
> Being the same property conveyed to Whitney Davis by Deed from John L. Nelson and wife, Debbie Lynn Nelson, of record in Book 6116, page 845, Register's Office for Davidson County, Tennessee.
>
> The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

This is improved property known as 441 Adair Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 1992: A lien, but not yet due and payable.

2. All matters shown on the plan of record recorded in Book 2133, page 58, Register's Office for Davidson County, Tennessee.

3. All subdivision restrictions, building lines, and easements of record.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 5th day of October, 1992.

Whitney B. Davis

Whitney B. Davis

By: Rita Hale Davis

Rita Hale Davis
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 1992, before me personally appeared Rita Hale Davis, Attorney-in-Fact for Whitney B. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Whitney B. Davis and acknowledged that she executed the same as the free act and deed of Whitney B. Davis.

WITNESS my hand and official seal, at Nashville, Tennessee, the 5th day of October, 1992.

Notary Public

My commission expires: 01/12/93

BOOK 8750 PAGE 886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $55,000.00.

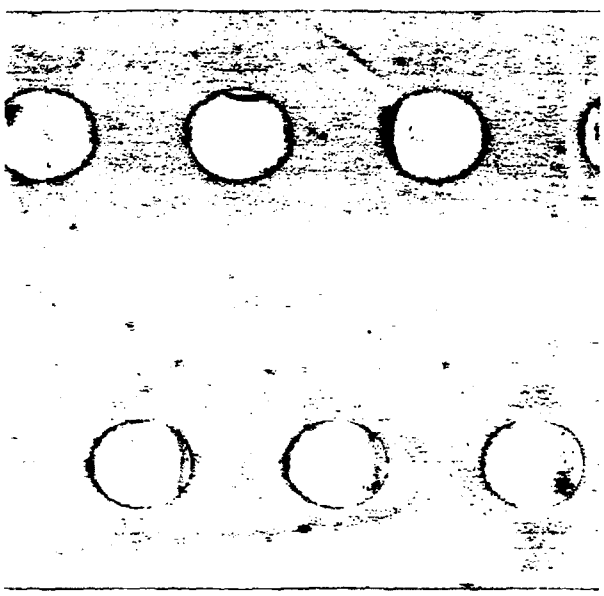
Affiant

Sworn to and subscribed before me this 5th day of October, 1992.

Notary Public

My Commission Expires:

10/12/93



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

RECEIVED OF _____

FOR _____

BOOK 8750 PAGE 887

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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	12.00
TOTAL	216.50
CHECK	216.50

10/07/92 01 09:10 0001 8303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52693

IDENTIFICATION REFERENCE

OCT 7 9 10 AM '92

F. Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 577835