THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LTIC 4501

WARRANTY DEED

BOOK 9063 PAGE 546

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND AND 00/100 ($60,000.00) DOLLARS, cash in hand paid by BILLY RICHARD TIPPS, unmarried, receipt of which is hereby acknowledged, I, JACKIE N. ALLSBROOKS, married, have bargained and sold, and by these presents do transfer and convey unto the said BILLY RICHARD TIPPS, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

Being Unit Number 16B of Hicks Road Condominium, a horizontal property regime established by Master Deed of record in Book 7335, Page 907, the Plat of which is of record in Plat Book 4175, Page 64, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 16 on the Plan of Section Five, Valley West, of record in Plat Book 4175, Page 64, Register's Office for said county.

Being the same property conveyed to Jackie Allsbrooks and Don White by deed from Ali Afis, dated July 28, 1989, and of record in Book 7908, Page 483, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Jackie N. Allsbrooks by Quitclaim Deed from Don R. White dated August 22, 1989, and of record in Book 7926, Page 919, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters set forth in Master Deed of record in Book 7335, Page 907; and further to all matters set forth on plat of record in Book 4175, Page 64; all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said BILLY RICHARD TIPPS, unmarried, his heirs and assigns, forever. And I do covenant with the said BILLY RICHARD TIPPS, unmarried, that I am lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said BILLY RICHARD TIPPS, unmarried, his heirs, and assigns, against the lawful claims of all persons whomsoever.

DEBORAH ALLSBROOKS joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property as the spouse of JACKIE N. ALLSBROOKS.

WITNESS OUR HANDS, on this 27th day of August, 1993.

JACKIE N. ALLSBROOKS

DEBORAH ALLSBROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9063 PAGE 547

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JACKIE N. ALLSBROOKS, married, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 27th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: October 17, 1994

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DEBORAH ALLSBROOKS, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 27th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 10-17-94

REFERENCE
57627

93 AUG 31 AM 9:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Billy Richard Tipps
AFFIANT

Sworn to and subscribed to before me this 27th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: October 17, 1994

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Tax Info:
Field Bk #9D-80745
142-11A-2CO

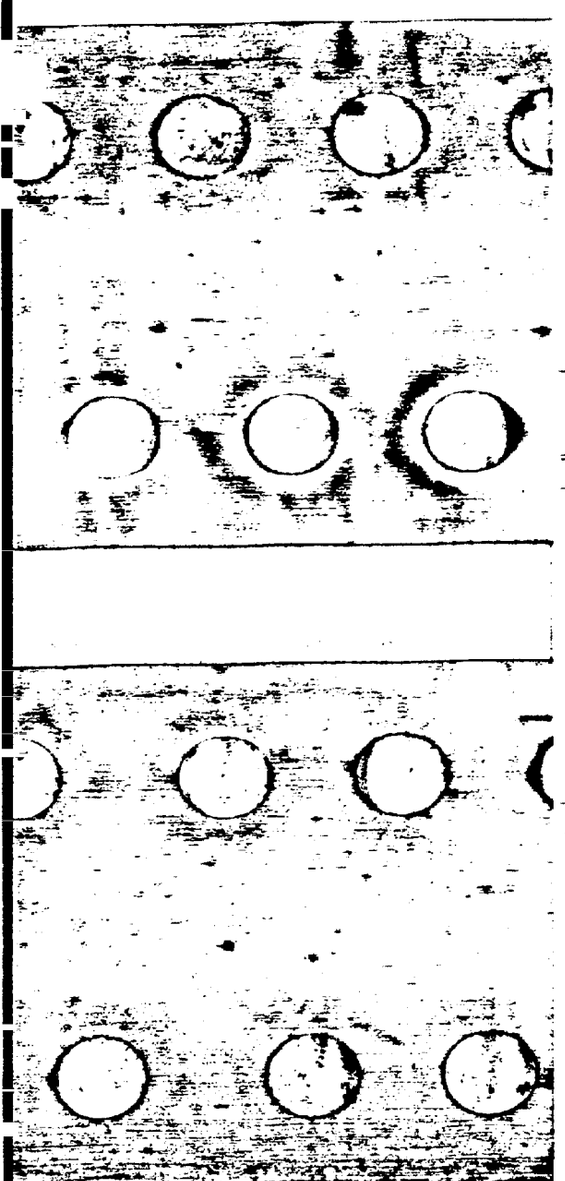
SEND TAX BILLS TO:
Community Mortgage Corporation
6389 Quail Hollow
Memphis, TN 38120

PURCHASER'S ADDRESS:
Mr. Billy Richard Tipps
221 Hicks Road
Nashville, TN 37221

BOOK 9063 PAGE 548

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

5892 08/11 0101 03CHECK 235.00



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

RECEIVED OF _____

FOR _____

BOOK 9063 PAGE 549

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CHMT 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 235.00
				CHECK 235.00
			08/31/93 01	09:25 0001 5892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57627
IDENTIF. ← REFERENCE

93 AUG 31 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 692167