This Instrument Prepared By:
Clement & Gibson
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Walter R. Nipper, Jr.
and wife, Mildred P. Nipper
601 Baxter Lane
Nashville, TN 37220

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 160-07
PARCEL 0021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, J. Paul Hasty and wife, Robbie Lee Hasty ("Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto Walter R. Nipper, Jr. and wife, Mildred P. Nipper ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Being Lot No. 5 on the Plan of Dunn Meade, of record in Plat Book 2330 at page 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to J. Paul Hasty and wife, Robbie Lee Hasty by deed recorded in Book 2798 at page 371, Register's Office for Davidson County, Tennessee.

On July 30, 1986, Grantor initially conveyed the Property to Grantee by a Warranty Deed which was to be recorded in the Register's Office for Davidson County, Tennessee, by Grantee; however, said Warranty Deed was lost before the same could be recorded in said Register's Office by Grantee.

Grantor executes this Warranty Deed so as to properly show the conveyance of the Property to Grantee. Grantor acknowledges that Grantee has owned the Property since July 30, 1986, at which time the consideration for the conveyance was received by Grantor.

This is improved property known as 601 Baxter Lane, Nashville, Tennessee 37220.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30 day of December, 1993.

J. Paul Hasty
J. Paul Hasty

Robbie Lee Hasty
Robbie Lee Hasty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J. Paul Hasty and wife, Robbie Lee Hasty, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of December, 1993.

STATE OF TENNESSEE · NOTARY PUBLIC AT LARGE · DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $197,500.00.

AFFIANT

Subscribed and sworn to before me this 30 day of December, 1993.

STATE OF TENNESSEE · NOTARY PUBLIC AT LARGE · DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9/16/95

02397
IDENTIFICATION REFERENCE

93 DEC 30 PM 1:39
FEE/MORTGAGE TAX REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0183 12/30 0101 03CHECK 739.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9204 PAGE 714

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 197500.00
				CON TX 730.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 739.75
				CHECK 739.75
12/30/93	01			13:40 0001 0183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02397
IDENTIFICATION REFERENCE

DEC 30 PM 1:39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 740114