Box 58

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9207 PAGE 845

George E. Mudter, Jr., Atty.
25th Floor Nashville City Center
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HUGH C. TANNER	NEW OWNER	Map 116-11
(NAME)	(NAME)	
328 Walnut Drive	328 Walnut Drive	Parcel 80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37205	F.B. BM710
(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, SUSAN D. LIPSCOMB, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HUGH C. TANNER AND WIFE, ELLEN M. TANNER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 30 on the Plan of Walnut Grove Subdivision, as of record in Plat Book 974, page 2, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to A. Brant Lipscomb, Jr. and wife, Susan D. Lipscomb by deed from Adelaide Hite Hohanness, unmarried of record in Book 7321, page 447, said Register's Office. A. Brant Lipscomb, Jr. has since conveyed his interest in said property to Susan D. Lipscomb by quitclaim deed of record in Book 8813, page 971, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 974, page 2, said Register's Office.

A. Brant Lipscomb, Jr., spouse of Susan D. Lipscomb, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Susan D. Lipscomb.

IDENTIFICATION ONLY 03209

94 JAN -3 PM 3:18

FILED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN.

5052 01/03 0101 03CHECK 1914.50

unimproved ( )
This is improved (XX) property, known as 328 Walnut Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of January, 19 94

Susan D. Lipscomb
SUSAN D. LIPSCOMB

A. Brant Lipscomb Jr.
A. BRANT LIPSCOMB, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9207 PAGE 846

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN D. LIPSCOMB AND A. BRANT LIPSCOMB, JR.

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of January, 19 94.

My commission expires Jan 23, 1994 Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 1ST day of January, 1994.

My commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF January 19 94

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

SUSAN D. LIPSCOMB

TO

HUGH C. TANNER AND WIFE, ELLEN M. TANNER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9207 PAGE 847

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 515000.00
CON TX 1905.50
PRFEE 1.00
MTGFEE 8.00
TOTAL 1914.50
CHECK 1914.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 01/03/94 04 15:40:00001 5052

03309

IDENTIF. A REFERENCE

94 JAN -3 PM 3:18

FELIX Z. WILSON, II REGISTER
DAVIDSON CO. TENN.

No. 741087