BOOK 9234 PAGE 439

This Instrument Prepared By:
N. Courtney Hollins
Attorney at Law
172 Second Avenue North
Suite 360
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
120 Third Avenue South
Nashville, Tennessee 37201

SEND TAX BILL TO:
Same

Map: 92-7
Parcel: 329
Field Book: 3W-10550

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, LARRY K. MCCORMICK AND CAROLE A. MCCORMICK, hereinafter the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto WIRT L. PIPER AND WIFE, SONYA S. PIPER, hereinafter the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

See Attached Exhibit A, which is incorporated herein by this reference.

This is improved property known as 706 19th Avenue North, Nashville, Tennessee _____.

This conveyance is made subject to the following exceptions:

1. Taxes for 1994, a lien but not yet due and payable.

2. The Plans of record in Book 21, page 99, Book 21, page 102, Plan Book 1, page 95, said Register's Office.

3. That part of the property lying within the bounds of any road or way.

4. That part of the property lying within the bounds of railroad right-of-way.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs and assigns, forever; GRANTOR does further 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 as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

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.

WITNESS my hand this 14th day of January, 1994.

GRANTOR:

Larry K. McCormick
LARRY K. MCCORMICK

Carole A. McCormick
CAROLE A. MCCORMICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Larry K. McCormick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 1994.

Notary Public

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Carole A. McCormick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 1994.

Notary Public

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $80,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28 day of January, 1994.

Notary Public

My Commission Expires: 9/21/96

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EXHIBIT A

PROPERTY DESCRIPTION

BEING parts of Lots Nos. 1, 2, 3, 4, and 5 on the Plan of Bostick's Subdivision of Lot No. 140 of the McNairy Mansion House Tract, of record in Book 21, Page 99, said Register's Office; part of Lot No. 17 on the Plan of Harding Lytle Tract, of record in Book 21, Page 102, said Register's Office; and the southerly part of Lot 2 on the Plan of Fulcher's Subdivision of Said Lot No. 17 of the Harding Lytle Tract, of record in Plan Book 1, Page 95, Chancery Court at Nashville, described as follows:

BEGINNING at the northeast corner of 19th Avenue North, formerly Walnut Street, and what was formerly a 20 foot alley (now in Nashville-Chattanooga & St. Louis Railway), said point being the southwest corner of the Lot conveyed to J. B. Ransom & Company by the widow and heirs of Martin Murphy, deceased, by deed of record in Book 148, Page 8, said Register's Office; running thence northwardly with the easterly margin of said Avenue 181 feet to the northwest corner of a Lot conveyed by Mary Wright to J. B. Ranson & Company by deed of record in Book 353, Page 284, said Register's Office; thence eastwardly with the north line of said Wright lot, it being the south line of Nashville Terminal Company's property, 112 feet to a point; thence northwardly with the old line between the Harding and McNairy property (it being the east line of said Nashville Terminal Company's property) 41 feet to a point in the south margin of said Nashville Terminal Company Railroad right-of-way; thence eastwardly with the south line of said right-of-way 8.5 feet to a point; thence southwardly 158 feet to the point where the east line of said Murphy lot crosses the south line of Lot No. 2 in Bostick's Subdivision of Lot No. 140 in McNairy's Mansion House Tract; thence southwardly, with the east line of said Murph lot, 50 feet to the line of the former 20 foot alley, now the Nashville-Chattanooga & St. Louis Railroad; thence with the south line of the said Murphy lot and the Railway westwardly 153 feet to the beginning.

BEING the same property conveyed to Larry K. McCormick, his heirs, successors and assigns, by Successor Trustee's Deed, from W. Fred Williams, Successor Trustee, of record in Book 8418, Page 679, Register of Deeds for Davidson County, Tennessee.

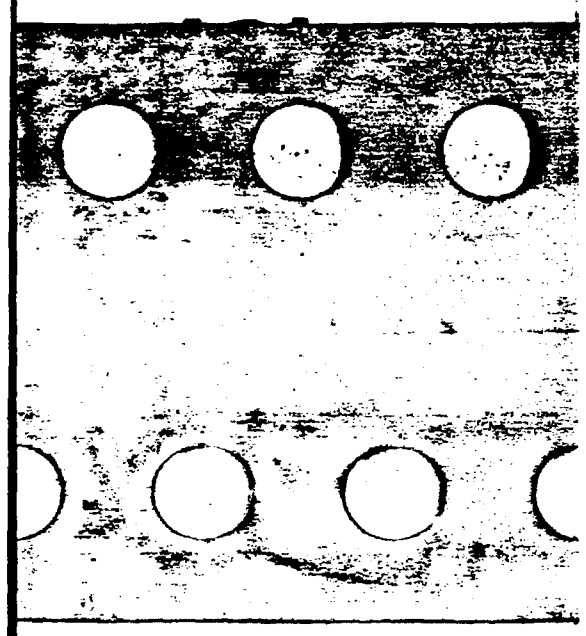
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

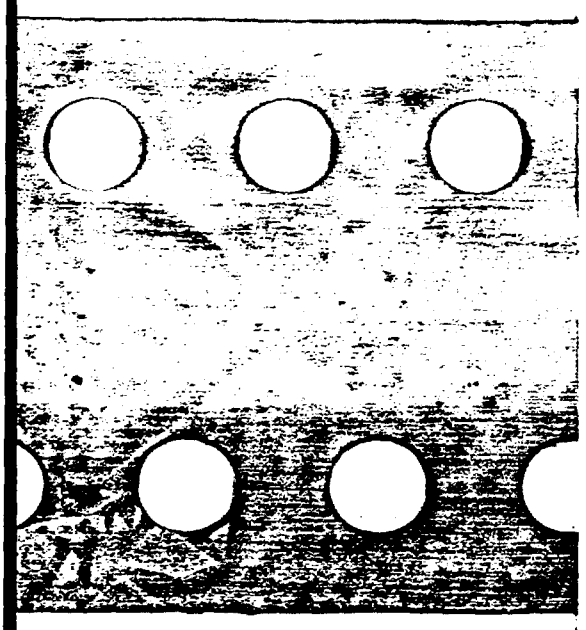
12679
IDENTIFICATION REFERENCE

94 JAN 31 AM 11:55
PEGGY ALDRIDGE REGISTER
DAVIDSON COUNTY, TN.

5207 01/31 0101 03CHECK 309.00

PICK-UP





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

RECEIVED OF _____

FOR _____

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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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
TOTAL 309.00
CHECK 309.00

01/31/94 01 11:55 0001 5207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12679
IDENTIFICATION REFERENCE

94 JAN 31 AM 11:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 751126