This Instrument Prepared By:

William A. Graham
Columbia, TN 38401

By information furnished by the parties without benefit of a title examination.

W A R R A N T Y D E E D

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between JOHN ANTHONY PIPER; JAMES HOWARD PIPER, JR.; REBECCA ANN HARRIS; AND DOROTHY NELL PIPER, ONLY HEIRS AT LAW OF OCIA M. PIPER, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and DEBRA G. STREET DUNCAN, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Being Lots Nos. 234 and 235 on the Map of Maplewood Heights, Second Subdivision, of record in Book 547, Pages 103 and 104, Register's Office of Davidson County, Tennessee.

Said Lots Nos. 234 and 235 adjoin and front together 200 feet on the westerly side of Hutson Avenue and run back between parallel lines 300 feet to a dead line.

Included in the above description but specifically excluded from this conveyance is the following tract of land conveyed to Terry Wayne Nickins and wife, Carolyn Nickins, by deed of record in Book 4398, Page 47, Register's Office of Davidson County, Tennessee. Being part of Lot 234 on the Map of Maplewood Heights, Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for said County, described as follows: Beginning at the northeast corner of Lot 234 being the common corner of Lots 234 and 233; thence with the line between Lots 234 and 233, 300 feet to a point; thence along the rear line of Lot 234 in a southerly direction 50 feet to a point; thence easterly along a line parallel to the line between Lots Nos. 233 and 234, 300 feet to the westerly margin of Hutson Avenue; thence along the westerly margin of Hutson Avenue 50 feet, more or less, to the point of beginning.

Legal Description obtained from prior deed.

This property is shown on the tax records of Davidson County, Tennessee, as Map 61-10-0, Parcel 20 + 21.

Being the same property conveyed to Elbert J. Piper and wife, Ocia Piper, by deed of record in Book 2992, Page 12, Register's Office of Davidson County. Elbert J. Piper died in 1978 leaving Ocia Piper the surviving tenant by the entirety. Ocia Piper died testate in May of 1992, and devised the above property to First Party by her will of record in Will Book _____, Page _____, Probate Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; any restrictions and easements of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 25th day of January, 1994.

John Anthony Piper
JOHN ANTHONY PIPER

James Howard, Jr., by John Anthony Piper, His attorney-in-fact
JAMES HOWARD, JR., BY JOHN ANTHONY PIPER, HIS ATTORNEY-IN-FACT

Rebecca Ann Harris, by John Anthony Piper, Her attorney-in-fact
REBECCA ANN HARRIS, BY JOHN ANTHONY PIPER, HER ATTORNEY-IN-FACT

Dorothy Nell Piper, by John Anthony Piper, Her attorney-in-fact
DOROTHY NELL PIPER, BY JOHN ANTHONY PIPER, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said state and county, JOHN ANTHONY PIPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and expressed.

WITNESS my hand and seal at office in Columbia, Tennessee, this 25th day of January, 1994.

William A. Graham
Notary Public

My commission expires:
4/21/96

STATE OF TENNESSEE
COUNTY OF MAURY

On this 25th day of January, 1994, before me personally appeared JOHN ANTHONY PIPER, 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 JAMES HOWARD PIPER, JR., and acknowledged that he executed the same as the free act and deed of said JAMES HOWARD PIPER, JR.

WITNESS my hand and seal at office in Columbia, Tennessee, this 25th day of January, 1994.

William A. Graham
Notary Public

My commission expires:
4/21/96

STATE OF TENNESSEE
COUNTY OF MAURY

BOOK 9240 PAGE 440

On this 25th day of January, 1994, before me personally appeared JOHN ANTHONY PIPER, 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 REBECCA ANN HARRIS and acknowledged that he executed the same as the free act and deed of said REBECCA ANN HARRIS.

WITNESS my hand and seal at office in Columbia, Tennessee, this 25th day of January, 1994.

My commission expires:
4/4/96

William A. Graham
Notary Public

STATE OF TENNESSEE
COUNTY OF MAURY

On this 25th day of January, 1994, before me personally appeared JOHN ANTHONY PIPER, 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 DOROTHY NELL PIPER and acknowledged that he executed the same as the free act and deed of said DOROTHY NELL PIPER.

WITNESS my hand and seal at office in Columbia, Tennessee, this 25th day of January, 1994.

My commission expires:
4/4/96

William A. Graham
Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $15,000.00.

Debra G. Street Duncan
Affiant

Sworn and subscribed to before me,

this 25th day of January, 1994.

William A. Graham
Notary Public

My commission expires:
4/4/96

PERSON OR AGENCY
RESPONSIBLE FOR TAXES:

Debra G. Street Duncan, et vir
2712 Dickerson Road, Lot 28
Nashville, TN 37207

NAME AND ADDRESS
OF PROPERTY OWNERS:

Same

2126 02/03 0101 03CHECK 68.50

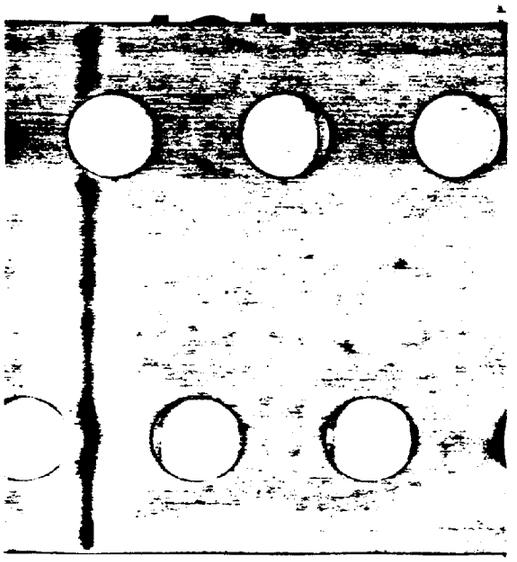
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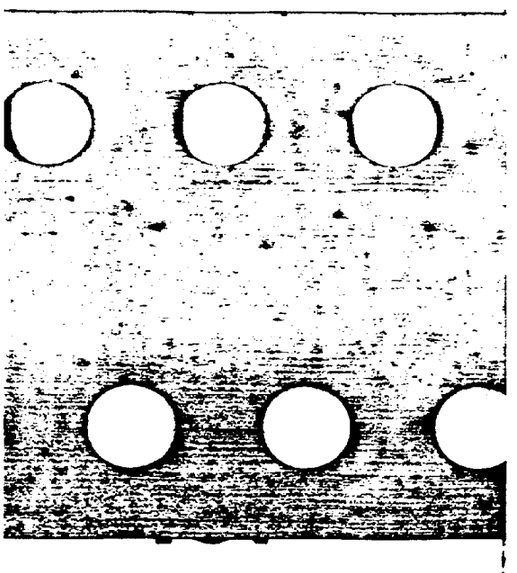
94 FEB -3 AM 10:55

FEE
DAVIDSON COUNTY, TN.

14590

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9240 PAGE 441

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	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	12.00
TOTAL	68.50
CHECK	68.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/03/94 01 10:55 0001 2126

14590
IDENTIF. & REFERENCE

94 FEB -3 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 753109