BOOK 9296 PAGE 1

30

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $ 77,500.00
Subscribed and sworn to before me, this the 30 day of March

Affiant

Notary Public

My commission expires: My Commission Expires November 22, 1997

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #4G18017 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Justin W. Niebank	SEND TAX BILLS TO: Justin W. Niebank
4904 Nebraska Avenue	4904 Nebraska Avenue
STREET ADDRESS Nashville, TN 37209	STREET ADDRESS Nashville, TN 37209
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 103-3 232	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Warren W. Walp, Sr. and wife, Margaret E. Walp

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Justin W. Niebank and wife, Kathy Burdick Niebank

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 3 of Block 8, on the Map of the unrecorded portion of Sylvan Park and a strip of land immediately north of same, described together as follows:

Beginning on the northerly margin of Nebraska Avenue at a point 110 feet west of the westerly margin of 49th Avenue North, formerly 8th Street; thence with the northerly margin of Nebraska Avenue westwardly 50 feet; thence northwardly and parallel with the westerly margin of 49th Avenue North 210 feet; thence at right angles eastwardly 50 feet; thence at right angles southwardly 210 feet to the beginning.

Being all of the property conveyed to Warren W. Walp and wife, Margaret D. Walp by Deed of record in Book 3645 page 57, Register's office for said County.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

Margaret E. Walp and Margaret D. Walp being one and the same person.

Warren W. Walp and Warren W. Walp, Sr. being one and the same person.

THIS IS IMPROVED PROPERTY KNOWN AS 4904 Nebraska Avenue, Nashville, TN 37209

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

Witness our hand s this 30 day of March ,1994

x Warren W. Walp, Sr.
Warren W. Walp, Sr.

x Margaret E. Walp
Margaret E. Walp

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 30 day of March , 1994 , before me personally appeared Warren W. Walp, Sr. & Margaret E. Walp to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 22, 1997

Notary Public

State of Tennessee
County of

On this 30 day of March 30, , 1994 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

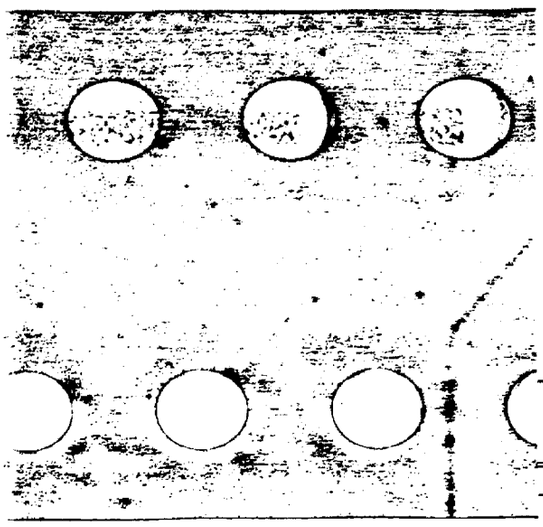
WARRANTY DEED

33669
IDENTIFICATION REFERENCE

94 MAR 31 AM 9:57

REGISTER
DAVIDSON COUNTY, TN.

8217 03/31 0101 03CHECK 295.75



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

RECEIVED OF _____

FOR _____

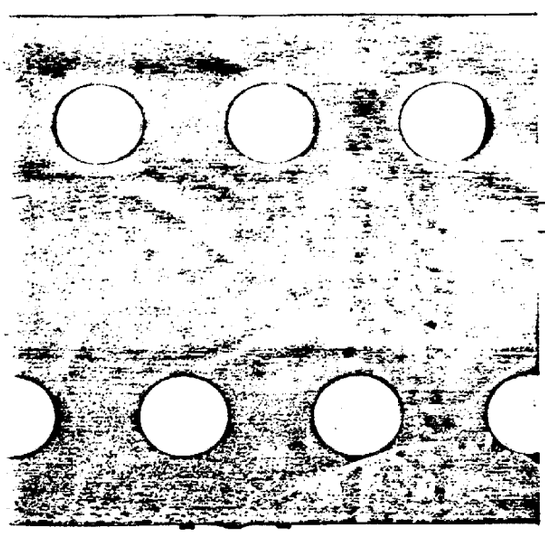
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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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
				CAMT 77500.00
				CON TX 286.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 295.75
				CHECK 295.75
03/31/94	01			09:58 0001 8217



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33669
IDENTIF. A REFERENCE

94 MAR 31 AM 9:57

REGISTER
TN.
DAVIDSON COUNTY

No. 773497