THIS DOCUMENT PREPARED BY:
JOSEPH B. PITT, JR., ATTY.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238
00274627 BOX 35

BOOK 9470 PAGE 245

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ric Kipker	NationsBanc Mortgage Corporation	MAP 91-16
(NAME)	(NAME)	
4209 Dakota Avenue	P. O. Box 105076	PARCEL 277
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Atlanta, Georgia 30348-5076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ---------- $10.00 ---------- Dollars,

Cash in hand paid by R i c Kipker and Susan Notarian-Kipker, husband and wife, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

David C. McKee and wife, Kimberly H. McKee

have this day bargained and sold, and do hereby transfer and convey unto the said Ric Kipker and Susan Notarian-Kipker, husband and wife,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 110, Block 5 on the Map of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, page 103, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to David C. McKee, by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8544, page 164, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 66,000.00

Subscribed and sworn to before me this the 15th day of September 19 94

Affiant

My commission expires: 03-22-97 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 4209 Dakota Avenue, Nashville, Tennessee 37209 (House Number) (Street) P.O. Address: (City)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 hands this 15th day of September 19 94, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David C. McKee

Kimberly H. McKee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* David C. McKee and wife, Kimberly H. McKee

*the within named bargainor*s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 15th *day of* September, *19* 94.

Commission expires 03-22-97

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

92518
IDENTIF. & REFERENCE

94 SEP 20 PM 1:21
FEE & [illegible] REGISTER
DAVIDSON COUNTY, TN.

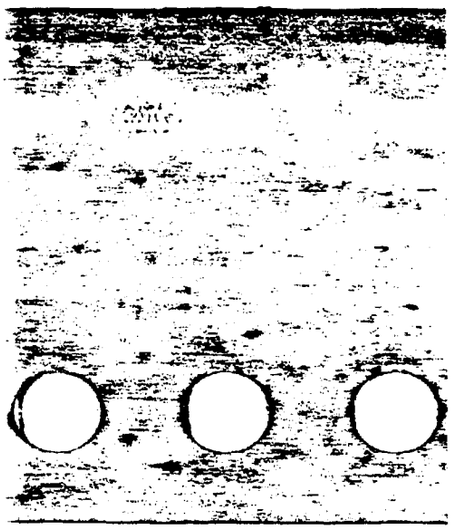
0203 09/20 0101 03CHECK 253.20

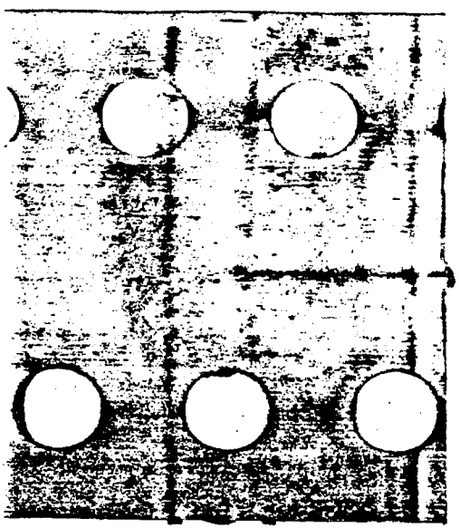
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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

RECEIVED OF _____

FOR _____

BOOK 9470 PAGE 247

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	66000.00
CON TX	244.20
PRFEE	1.00
WDEED	8.00
TOTAL	253.20
CHECK	253.20

09/20/94 01 13:20 0001 0203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92518
IDENTIF. ↑ REFERENCE

94 SEP 20 PM 1:22

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 836509