WARRANTY DEED 9526 PG 878 Box #19B

#94-11-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. WAMBLE	"NEW OWNER"	MAP 093-11
(NAME)	(NAME)	
40 Middleton Street		PARCEL 192
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		FB #13W-02680
(CITY) (STATE) (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, WE, ROBERT NIPP AND WIFE, LINDA G. NIPP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. WAMBLE, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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 parts of Lots Nos. 59, 60 and 61 on the Plan of Rutledges Addition, as of record in Book 21, Page 73, in the Register's Office for said County, and being further described according to a survey by John Kohl, dated June 24, 1981, as follows:

BEGINNING at a point, being the southwesterly corner of the herein described property and being located at the intersection of a 15-foot alley and the northerly margin of Middleton Avenue, now known as Middleton Street; thence, with the right-of-way of said 15-foot alley, North 62° 16 feet West, 109.15 feet to a PK nail set in a 6 foot hackberry; thence, North 27° 36 feet East, 52.0 feet to an iron pin; thence, with the southerly line of property conveyed to Edward S. Culbert and wife, Ivy B. Culbert, of record in Book 235, Page 571, in said Register's Office, southeasterly 144.83 feet to an iron pin in the northerly margin of Middleton Street; thence, with the margin of same 63.1 feet to the point of BEGINNING.

BEING the same property conveyed to Robert W. Jones, James Moore, Lisa Stephens, and David England, by Deed from Alan Langguth and wife, Robin Langguth, of record in Book 6283, Page 615, Register's Office for Davidson County, Tennessee; being the same property conveyed to Robert Nipp, as to an one-fifth (1/5) undivided interest, by Deed from Robert W. Jones and wife, Anne Jones, James Moore, unmarried, Lisa Stephens, unmarried, and David England and wife, Colleen England, of record in Book 6314, Page 126, said Register's Office; being the same property conveyed to Robert Nipp and wife, Linda G. Nipp, by Deed from Robert W. Jones, of record in Book 7247, Page 453, said Register's Office; and further being the same property conveyed to Robert Nipp, by Deed from Robert Nipp and wife, Linda G. Nipp, James Moore and wife,

CONTINUED

unimproved ( )
This is improved (X) property, known as 40 Middleton Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 21st day of November 19 94

ROBERT NIPP

LINDA G. NIPP

BOOK 9526PG879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT NIPP AND WIFE, LINDA G. NIPP

the 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 Brentwood, Tennessee, this 21st day of November, 1994.

Commission expires September 16, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Lisa Stephens Moore, David England and wife, Colleen England, of record in Book 8280, Page 97, Register's Office for Davidson County, Tennessee. The said Lisa Stephens and Lisa Stephens Moore being one and the same person by virtue of subsequent marriage to James Moore.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; easement for anchor and guy wire purposes across said property to Postal Telegraph Cable Company, of record in Book 724, Page 37, said Register's Office; and taxes for the current year which have been prorated and paid by the Grantor herein.

LINDA G. Nipp, wife of the above named Robert Nipp, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

11039

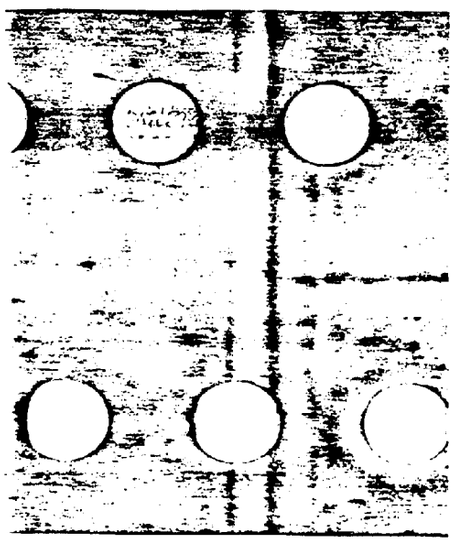
IDENTIF. & REFERENCE

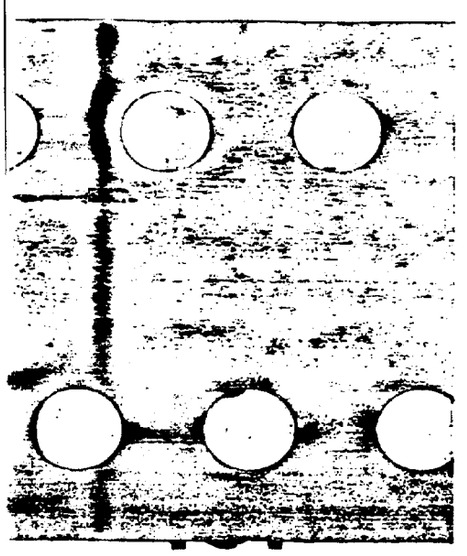
94 NOV 22 PM 1:26

FILED
REGISTER
DAVIDSON COUNTY, TN.

5315 11/22 0101 03CHECK

508-50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9526 PG 880

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 135000.00
CON TX 499.50
PRFEE 1.00
MTEED 8.00
TOTAL 508.50
CHECK 508.50

11/22/94 01 13:26 0001 6315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11039
IDENTIF. ↑ REFERENCE.

94 NOV 22 PM 1:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 856367