WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,900.00

Jane E. Whitesides
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: July 12 1998
(AFFIX SEAL)

BOOK 9810 PG 110

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jane E. Whitesides (NAME)	First Trust Mortgage Company (NAME)	MAP & PARCEL
2211 Stratford Avenue (ADDRESS)	6525 Quail Hollow Rd., Ste #300 (ADDRESS)	72-12-0 / 102.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND 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, Martha Pearl Nipper, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane E. Whitesides, a single person

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 Lot No. 94 on the Plan of Dalewood, Section 1, of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to McEwen Nipper and wife, Pearl Nipper by deed from James D. Ragan and wife, Elwanda F. Ragan of record in Book 2921, page 265, said Register's office. Said McEwen Nipper having since died, vesting title in Martha Pearl Nipper as surviving spouse, Martha Pearl Nipper and Pearl Nipper being one and the same person.

Martha Pearl Nipper and Pearl Nipper, being one and the same person as Martha J. Nipper.

This conveyance is subject to taxes for 1996 and subsequent years, restrictions and easements of record.

0106293
IDENTIF. ↑ REFERENCE

95 SEP 29 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0494 09/29 0101 03CHECK 241.73

unimproved ( )
This is improved (X) property, known as 2211 Stratford Avenue, Nashville, TN 37216
(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 my hand this 25th day of September 19 95

Martha Pearl Nipper
By: Martha Pearl Nipper by Peggy D. Perkins
Peggy D. Perkins, Attorney-in-fact

BOOK 9810 PG 111

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Pearl Nipper

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of September, 19 95.

Commission expires July 12, 1998

Notary Public

RUTH M. KORAN NOTARY PUBLIC

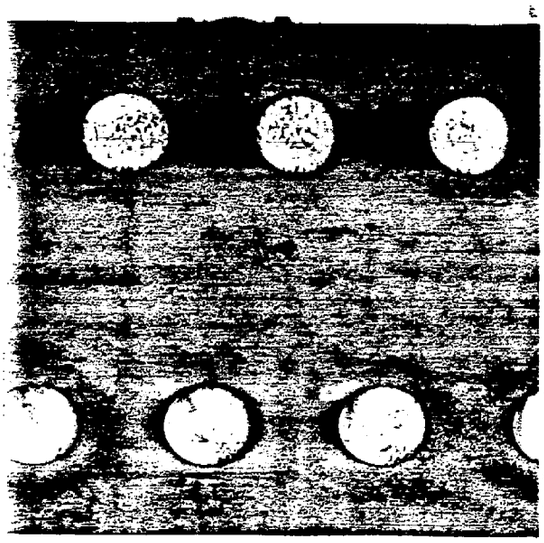
STATE OF TENNESSEE
COUNTY OF

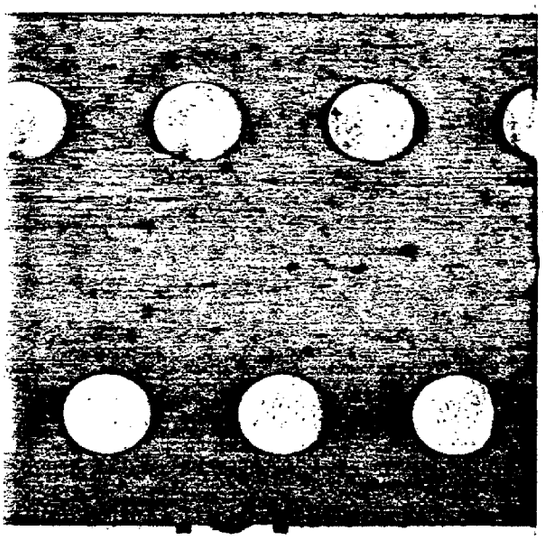
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 9810 PG 112

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	62900.00
CON TX	232.73
PRFEE	1.00
WDEED	8.00
TOTAL	241.73
CHECK	241.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/29/95 0001 0494

0106293
IDENTIF. ↑ REFERENCE

95 SEP 29 AM 8:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959296