WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $32,500.00

W V Braswell
Affiant

Sworn to and subscribed before me this 2 day of Oct, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

BOOK 9814 PG 643

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Joyce W. Braswell	Same	Map 75-6-A
3031 St Johns Dr		Par. 68
Murfreesboro, TN 37129		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rosemary P. Jackson, Harry Wilson Pipkin, Jr., Lyndell P. Thompson, Carolyn P. Norman, and Glenda P. Whitaker, devisees under the Will of Harry Wilson Pipkin, deceased, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto Joyce W. Braswell, hereinafter called Grantee, her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit B of Lot 34 of Phase 4 of Hermitage Villa Condominiums, as shown by the Master Deed and Bylaws of Hermitage Villa Condominiums, of record in Book 6623, page 595, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with an undivided interest in the common elements for Hermitage Villa Condominiums, appurtenant to said unit as defined in the said Master Deed and Bylaws for Hermitage Villa Condominiums.
>
> Being the same property conveyed to Harry Pipkin by deed from Hillsboro Property Management Co., Inc., of record in Book 6933, page 700, Register's Office for Davidson County, Tennessee, the said Harry Pipkin having since died and devised said property to Grantors herein by Will of record in Will Book 169, page 364, Probate Clerk's Office for Davidson County, Tennessee.
>
> This is improved property known as 4249 Nepal, Hermitage, TN 37076.
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hands this 1st day of Oct, 1995.

Rosemary P. Jackson
by: Lyndell P. Thompson, atty in fact
by Glenda P. Whitaker, atty-in-fact
ROSEMARY P. JACKSON

HARRY WILSON PIPKIN, JR.

Lyndell P. Thompson
LYNDELL P. THOMPSON

Carolyn P. Norman
by: Lyndell P. Thompson, atty in fact
by: Glenda P. Whitaker, atty-in-fact
CAROLYN P. NORMAN

Glenda P. Whitaker
GLENDA P. WHITAKER

STATE OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Rosemary P. Jackson, 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 this ___ day of _____, 1995.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF Sevier)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Harry Wilson Pipkin, Jr., the 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.

WITNESS my hand and official seal this 28th day of September, 1995.

Shirley R. Howard
NOTARY PUBLIC

SHIRLEY R. HOWARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-22-97

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, Lyndell P. Thompson, 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 this ___ day of _____, 1995.

NOTARY PUBLIC

My Commission Expires: _____

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, Lyndell P. Thompson, 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 this 2nd day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

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, Glenda P. Whitaker, 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 this 2nd day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 2nd day of October, 1995, before me personally appeared Glenda P. Whitaker and Lyndell P. Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of Rosemary P. Jackson acknowledged that they executed the same as the free act and deed of said Rosemary P. Jackson.

WITNESS my hand and official seal this 2nd day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 2nd day of October, 1995, before me personally appeared Glenda P. Whitaker and Lyndell P. Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of Carolyn P. Norman acknowledged that they executed the same as the free act and deed of said Carolyn P. Norman.

WITNESS my hand and official seal this 2nd day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

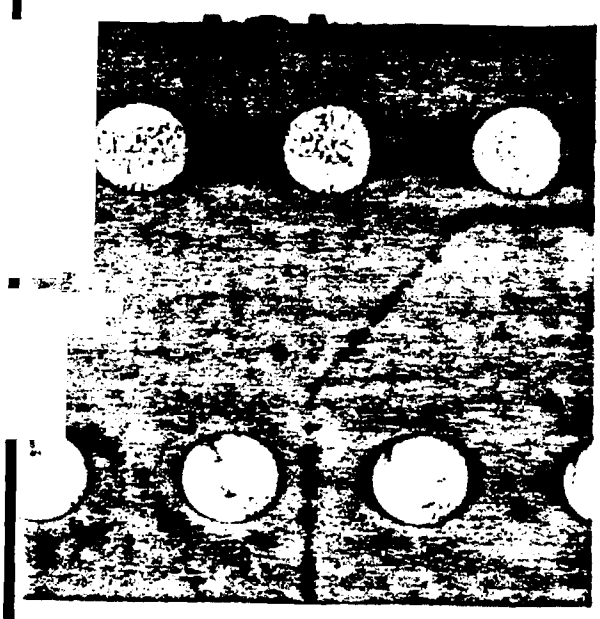
95 OCT -3 AM 9:59
DAVIDSON COUNTY, TN.

PICK-UP

0107696

IDENTIF. & REFERENCE

03 OCT 01 CHECK 133.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

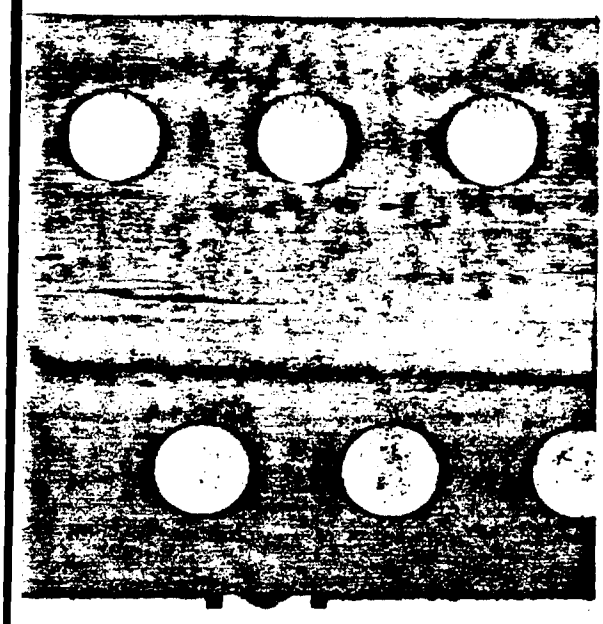
RECEIVED OF _____

FOR _____

BOOK 9814 PG 648

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 32500.00
CON TX 120.25
PRFEE 1.00
MDEED 12.00
TOTAL 133.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 133.25

10/03/95 01 10:00 0001 1963

0107696
IDENTIF. ↑ REFERENCE

95 OCT -3 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960752