590

WARRANTY DEED

BOOK 9936 PG 523

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

L. Juanita Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: March 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. Juanita Walker (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 128-10
255 Colt Drive (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 197
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Louisville, Kentucky 40232 (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, Jennifer E. Kiper, and husband, Mark Kiper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. Juanita Walker, 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. 4-A on the Zone Lot Divsion of Lots 3 and 4, Section 5-B, Stacy Square, as of record in Plat Book 5210, Page 236, as amended in Plat Book 6250, Page 234, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer E. Vick (now married and known as Jennifer E. Kiper) by deed from Donald W. Johnson and wife, Kay Johnson of record in Deed Book 8733, Page 907, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6250, Page 234, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Mark Kiper, husband of Jennifer E. Kiper joins in this conveyance to convey any and all rights he may have in this property.

unimproved ( )
This is improved (X) property, known as 255 Colt Drive, Nashville, Tennessee 37221
(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 29th day of January 19 96

Jennifer E. Kiper
Jennifer E. Kiper

Mark A. Kiper
Mark Kiper

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 Jennifer E. Kiper, married and Mark Kiper

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 Nashville, Tennessee, this 29th day of January 19 96

Commission expires March 27, 1999

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 .

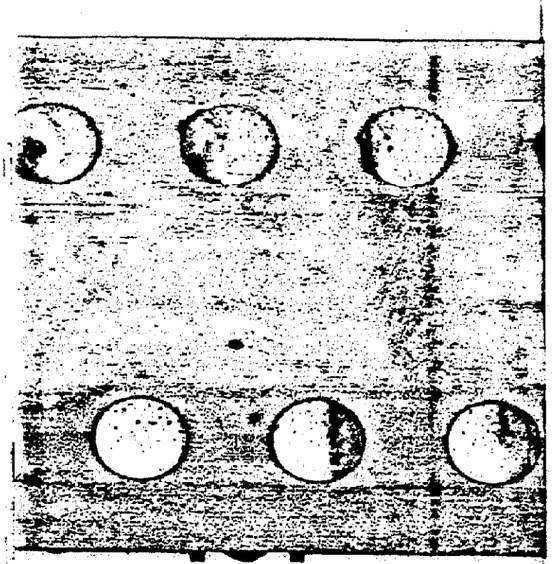
My commission expires

Notary Public

4141 02/02 0101 03CHECK 260.60

0146772
IDENTIF. & REFERENCE
96 FEB -2 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9936PG525

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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
TOTAL	260.60
CHECK	260.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4141

0146772
IDENTIF. & REFERENCE

96 FEB -2 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002377