FILE BOX 11

WARRANTY DEED

BOOK 9966 PG 287

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda D. Sipsy (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	91-5-206
6105 Nashua Avenue (ADDRESS)	P.O. Box 305110 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, William A. Sipsy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda D. Sipsy, 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 Lot No. 1, Section 2, of Mosswood Heights Subdivision of record in Plat Book 4175, page 155, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William A. Sipsy by deed from William & Lee, Inc. of record in Book 4561, page 755, said Register's Office, and by deed from Kenneth R. Sipsy of record in Book 5560, page 761, said Register's Office.

0156235
IDENTIF. & REFERENCE

96 MAR -4 AM 11:16
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 6105 Nashua Avenue, Nashville, TN 37209
(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 February 19 96

William A. Sipsy

William A. Sipsy

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 William A. Sipsy, unmarried

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 at Nashville, Tennessee, this 29th day of February 19 96.

Commission expires January 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

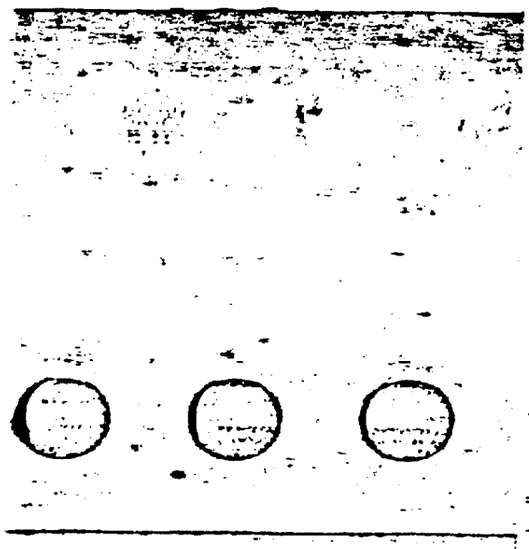
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

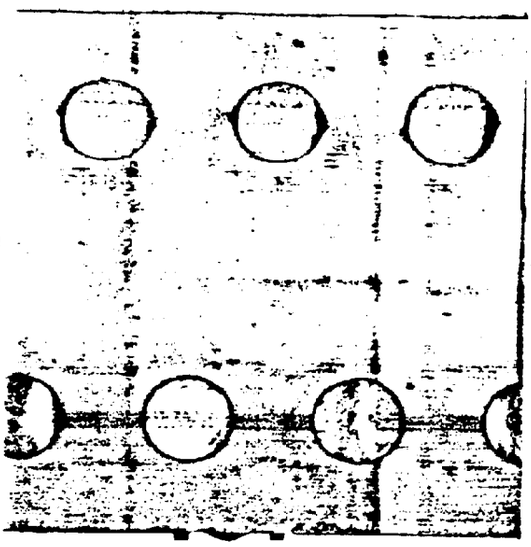
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

4232 03/04 0101 03CHECK 186.60





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

RECEIVED OF _____

FOR _____

BOOK 9966PG289

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 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 8.00
TOTAL 186.60
CHECK 186.60

03/04/96 01 11:19 0001 4232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156235
IDENTIF. REFERENCE

96 MAR -4 AM 11:

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1012354