BOOK 9982PG604

Box 3: CRW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Aaron D. Tippin and wife, Thea Tippin P.O. Box 41689 Nashville, TN 37204	Map 104-8 Parcel 284	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CAW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Sherryl L. Wade**, a single person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Aaron D. Tippin and wife Thea Tippin** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as **1505 17th Avenue, South, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me this 18 day of March, 1996.

Notary Public
My Commission Expires: 11-20-96

CAROL A. HILSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

96 MAR 18 PM 4:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

01611292
IDENTIF. ↑ REFERENCE

0339471.01
111237-244 03/15/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 18th day of March, 1996.

Sherryl L Wade
SHERRYL L. WADE

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 Sherryl L. Wade, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 18th day of March, 1996.

Carol A. Wilson
NOTARY PUBLIC

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 11-20-96

9597 03/18 0101 03CHECK 734.50

EXHIBIT A

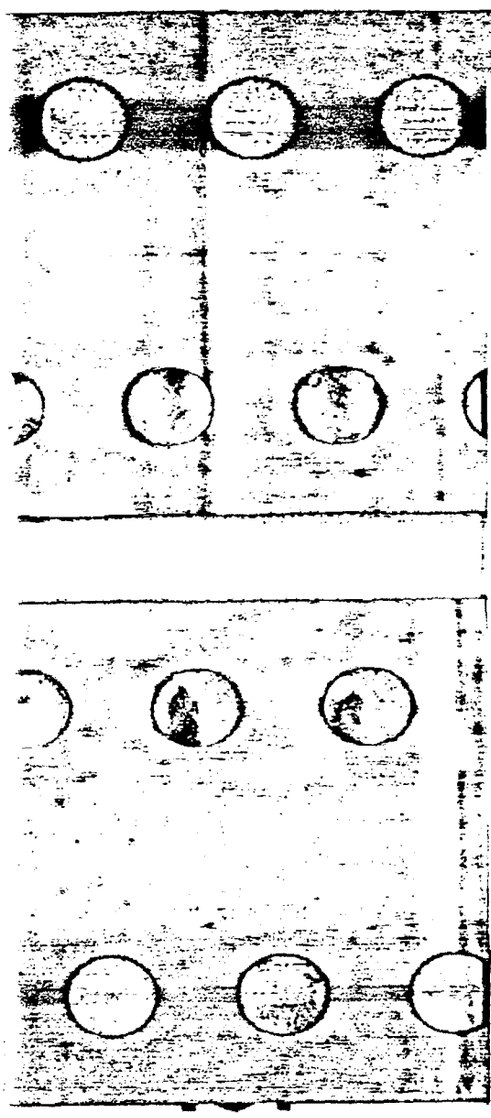
BOOK 9982PG606

(Legal Description)

Land in Davidson County, Tennessee, being the northerly 55 feet of the southerly 110 feet of the easterly half of Lot No. 46 in O.B. Hays Plan of Large Lots called "Rokeby" as of record in Book 21, page 87, Register's Office for said County.

Said part of said lot begins at a point in the westerly margin of 17th Avenue, South 55 feet northerly of the line between Lots No. 45 and 55 in said plan; thence northerly with the westerly margin of said Avenue 55 feet; thence at right angles westerly 157-1/4 feet more or less, to the easterly margin of an alley; thence southerly with the easterly margin of said alley, 55 feet; thence easterly parallel to said line between Lots 46 and 55 in said plan; 157-1/4 feet, more or less, to the beginning.

Being the same property conveyed to Sherryl L. Wade, a single person, by deed from Thurman Leo Smith, Jr., Executor of the Estate of Thurman Leo Smith, Sr. of record in Book 8962, page 918, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 9982 PG 607

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 195000.00
CON TX 721.50
PRFEE 1.00
WDEED 12.00
TOTAL 734.50
CHECK 734.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9699

0161292
IDENTIF. ↑ REFERENCE

96 MAR 18 PM 4:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017754