27A

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY BOTH PARTIES.

BOOK 10011 PG 679

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES July 27, 1996
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel R. Hightower | Same | 144 |
| (NAME) | (NAME) | |
| 5910 Hillsboro Pike | | PART OF 80 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (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, Lawrence M. Lipman, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel R. Hightower and wife, Terri Hightower

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:

A certain tract or parcel of land being a portion of Map 144, parcel 80 in the Assessor's Office for Davidson County, Tennessee, and being more particularly described as follows, shown on the Driveway location survey for Daniel Hightower by A & A Engineers, Inc. dated January 24, 1996:

Beginning at the northwestern most point of the property conveyed to Daniel R. Hightower in Book 8131, page 633, Register's Office for Davidson County, Tennessee and being the southwestern most point of the herein described tract of land and beginning at the center line of an access easement; thence being the common line between the Hightower property and the herein described tract N 88 deg 04'11" E 169.92 feet to an iron pin; thence along the westerly property line of Hightower for 52.14 feet to a new iron pin set; thence along the southerly most line of the property conveyed to Lawrence M. Lipman of record in Book 6181, page 481, said Register's Office and being the northerly most line of the herein described tract N 81 deg 10'04" E 216.18 feet to the center of an access easement; thence along the center line of said access easement N 47 deg 16'04" W 28.67 feet to the point of beginning and containing 0.15 acre, more or less.

Being the same property conveyed to Lawrence M. Lipman by deed from Commerce Union Bank of record in Book 6181, page 481, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Alexandra V. Lipman joins herein to convey any and all rights she may have; especially marital rights.

unimproved ( X )
is improved ( ) property, known as .15 acre, Hillsboro Pike, Nashville, TN 37215
(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 9th day of April, 19 96

Lawrence M. Lipman

Alexandra V. Lipman

BOOK 10011 PG 680

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 Lawrence M. Lipman, and wife Alexandra V. Lipman

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 Brentwood, _____, Tennessee, this 9th day of April, 1996.

Commission expires July 27, 1996

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

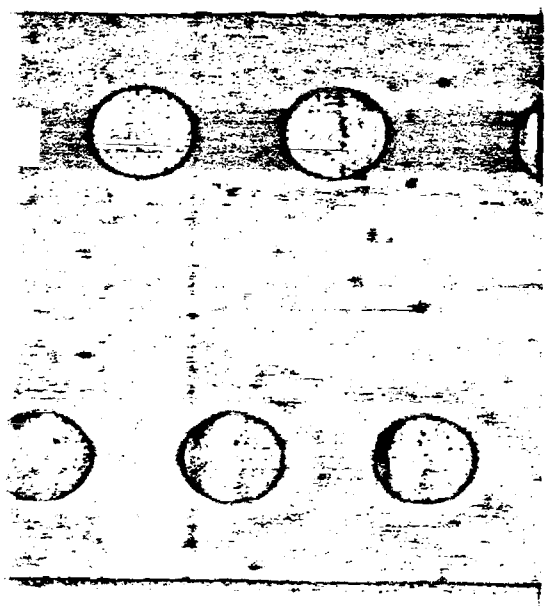
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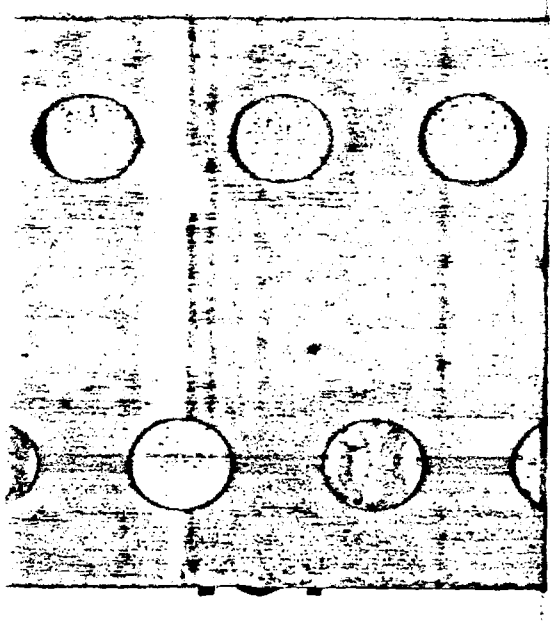
IDENTIF. A REFERENCE

96 APR 11 AM 8:32

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

9056 04/11 0101 03CHECK 12.70





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

**RECEIVED OF** _____

**FOR** _____

BOOK 10011 PG 681

| | | |
|---|---|---|
| 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 | | 1000.00 | |
| | MOR TX | | 3.70 | |
| | ERR | | CO | |
| | MOR TX | | 3.70- | |
| | CON TX | | 3.70 | |
| | PRFEE | | 1.00 | |
| | WDEED | | 8.00 | |
| | TOTAL | | 12.70 | |
| | RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK | | | 12.70 |

04/11/96 01 08:31 0001 9056

0170023
IDENTIF. ← REFERENCE

96 APR 11 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1027031