BOOK 10114 PG 402

Box 11

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(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
Shirley McQuiddy		81-11-27
(NAME)	(NAME)	
2111 Buchanan Street	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		
(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, Regal Group V

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley McQuiddy

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 the northerly 53 feet of the westerly 34 feet of Lot No. 314 on J.M., T.J. and G.W. Hardings Plan, as of record in Book 21, Page 80, Register's Office for said County.

Said Part of Lot No. 314 fronts 34 feet on the southerly side of Buchanan Street, formerly Hydes Ferry Turnpike, and extends back between parallel lines with the easterly side of 22nd Avenue North, formerly Alamo Street, 53 feet to a dead line in the rear.

Being the same property conveyed to The Regal Group V, A Tennessee Partnership Composed of Thomas R. Lipscomb, Roger T. Ligon, Anthony R. Lipscomb, Janice Lipscomb and Rupert Francis by deed from The Lipscomb Group, of record in Book 8007, Page 220, Register's Office for Davidson County, Tennesse.

unimproved ( )
This is improved (X) property, known as 2111 Buchanan Street, Nashville, Tennessee 37208
(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 5th day of July, 19 96

Regal Group V
By: Anthony R. Lipscomb /Partner

BOOK 10114 PG 403

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Anthony R. Lipscomb and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the MANAGING PARTNER and _____ respectively of the Regal Group V the within named bargainor, and corporation, and that he as such MANAGING PARTNER 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 ANTHONY R. LIPSCOMB as such MANAGING PARTNER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of July 19 96.

My commission expires July 24, 1999

_____
Notary Public

0201367
IDENTIF. # REFERENCE

96 JUL -8 PM 4:02

REGISTER
DAVIDSON COUNTY, TN

1772 07/08 04:01 03CHECK 157.00



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

RECEIVED OF _____

FOR _____

BOOK 10114 PG 404

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

07/08/96 01 16:08 0001 2772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201367
IDENTIF. ↑ REFERENCE

96 JUL -8 PM 4:02

REGISTER
DAV. CO. TN.

No. 1060488