This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
5111 Maryland Way, Suite 205
Brentwood, TN 37027
(615) 221-0032

BOOK 10115 PG 879

ADDRESS NEW OWNER:
A. Pauline O'Cain and Brenda K. Sykes
3917 Stilton Drive
Nashville, TN 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Churchill Mortgage
761 Old Hickory Blvd., #203
Brentwood, Tennessee 37027

MAP AND PARCEL:
MAP 41-11
PARCEL 54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Aaron D. Tippin and wife, Thea C. Tippin hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto A. Pauline O'Cain, unmarried and Brenda K. Sykes and husband, William P. Sykes, as tenants in common , 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:

> BEING land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, Page 115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Aaron D. Tippen and Thea C. Tippen, by deed from Nicholas Jiran of record in Book 8804, Page 676, Register's Office for Davidson County, Tennessee.

Thea C. Tippen herein joins to convey any and all rights and interests she may have, if any. Thea C. Tippen executed this instrument on behalf of Aaron D. Tippin pursuant to a Power of Attorney which is being placed of record currently herewith.

Subject to all easement and setback lines of record in Book 2331, Page 115 and 116, Register's Office, Davidson County, Tennessee.

This is improved property known as 3917 Stilton Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. Pauline O'Cain, unmarried and Brenda K. Sykes and husband, William P. Sykes, their heirs and assigns, forever; and we, Aaron D. Tippin and wife, Thea C. Tippin 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 2nd day of July, 1996.

Aaron D. Tippin by Thea C. Tippin
Aaron D. Tippin, by Thea C. Tippin, Attorney-in-Fact

THEA C. TIPPEN

Attorney-in-Fact
~~Thea C. Tippin~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thea C. Tippin as Attorney-in-Fact for Aaron D. Tippin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by [illegible] to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of July, 1996.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3303 07/10 0101 03CHECK 353.10

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thea C. Tippin the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of July, 1996.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires 5-23-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 93,000.00.

AFFIANT
Bruce K. Sykes

Subscribed and sworn to before me this 2nd day of July, 1996.

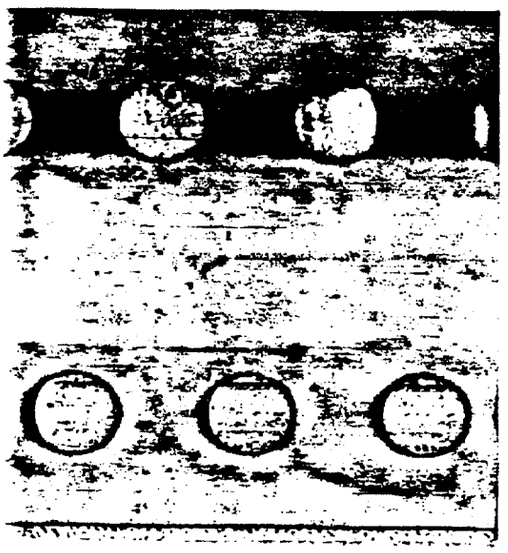
NOTARY PUBLIC
My Commission Expires

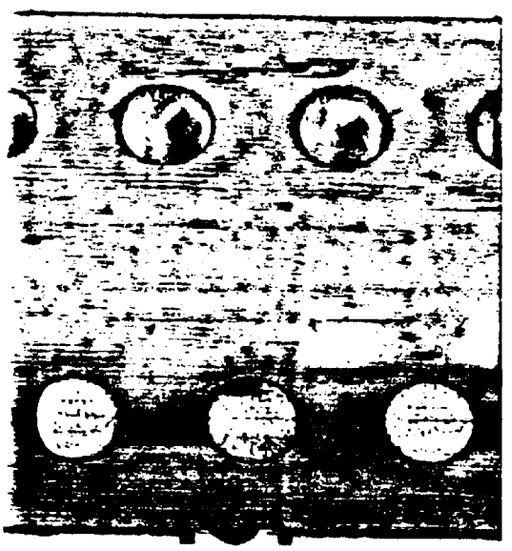
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5-23-98

0201823
IDENTIFICATION REFERENCE

96 JUL 10 AM 9:12





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

RECEIVED OF _____

FOR _____

BOOK 10115 PG 881

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
TOTAL 353.10
CHECK 353.10

07/10/96 01 09:20 0001 3303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201823
IDENTIF. ↑ REFERENCE

96 JUL 10 AM 9:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1061006