0207142

IDENTIFICATION REFERENCE

This instrument prepared by:
James H. Harris III
49 Music Square West, Suite 600
Nashville, Tennessee 37203

96 JUL 25 AM 11:02

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10132 PG 55

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Daniel L. Hipp and Brad Daniel 1209 17th Ave. South Nashville, TN 37212	Same	Map 92-16-B Parcel 97 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Earline Babb Morris and Dale Morris, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Daniel L. Hipp and Brad Daniel, hereinafter collectively called the Grantee, their heirs and assigns, certain real estate in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. 1002, Level 12, of University Square Condominium Apartments, as established by Master Deed of record in Book 7051, page 529, as amended in Book 7119, page 884, Register's Office for said Davidson County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed, and as shown on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office of Davidson County, to all of which reference is hereby made.
>
> Being the property conveyed to Earline Babb Morris by Quitclaim Deed from Dale Morris, of record in Book 8758, page 388, Register's Office for Davidson County.
>
> Said Unit is conveyed subject to said Master Deed and attendant by-laws of record in Book 7051, page 529 and page 599, Register's Office for Davidson County.
>
> This is improved property known as Unit 1002, 900 19th Avenue, South, Nashville, Tennessee 37212.

This conveyance is subject to all easements and restrictions of record and 1996 real property taxes, which have been prorated and assumed by the Grantee.

To have and to hold the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said real estate 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 real estate to the said Grantee, 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 the 25th day of July, 1996.

BOOK 10132 PG 56

Earline B. Morris
Earline Babb Morris

Dale Morris
Dale Morris

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

Personally appeared before me, Earline B Morris, a notary public, Earline Babb Morris, with whom I am personally acquainted, or who proved identity to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 1996.

Notary Public

My Commission Expires:
My Commission Expires JULY 27, 1999

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

Personally appeared before me, Dale B Morris, a notary public, Dale Morris, with whom I am personally acquainted, or who proved identity 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, at office, this 25th day of July, 1996.

Notary Public

My Commission Expires:
My Commission Expires JULY 27, 1999

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

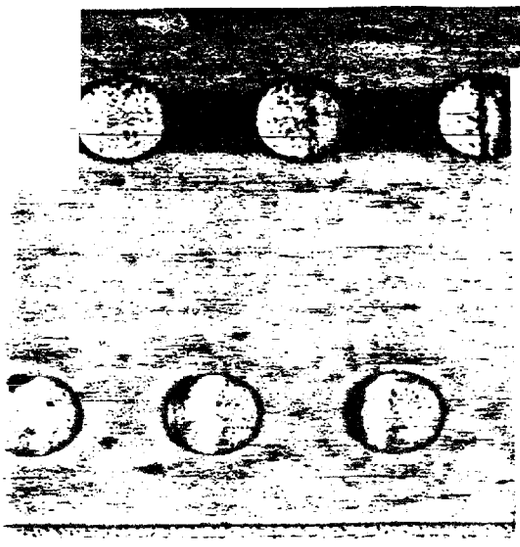
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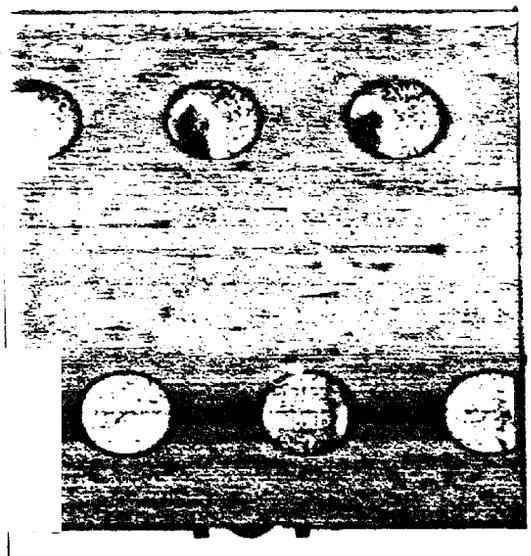
Subscribed and sworn to before me, this 25th day of July, 1996.

Notary Public

My Commission Expires:
My Commission Expires JULY 27, 1996

7078 07/25 0101 03C4ECK 272





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

RECEIVED OF _____

FOR _____

BOOK 10132 PG 58

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 12.00
TOTAL 272.00
CHECK 272.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9078

0207142
IDENTIFICATION REFERENCE

96 JUL 25 AM 11:02

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

No. 1066696