FILE NO. 34767

FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 19 96

Notary Public

MY COMMISSION EXPIRES: 2-25-98

(AFFIX SEAL)

BOOK 10148 PG 947

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LURTON E. LIPSCOMB, SR. (NAME)	S A M E (NAME)	92-4-268
138 Ewing Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4W 3560
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 LEO P. SAM, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LURTON E. LIPSCOMB, SR.

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 southerly 28 feet of Lot 24 and the northerly 11 feet of Lot 25 in Johnson Bradford's unrecorded subdivision of three parts of Lot 158 of Judge John McNairy's Mansion House Tract and described as follows:

BEGINNING at a point in the westerly side of 11th Avenue North, formerly Cumberland Street, about 187 feet south of the intersection of Jackson Street and 11th Avenue North, and extending southerly along the westerly margin of 11th Avenue North, about 39 feet to a point and extending back between parallel lines, about 134 feet to an alley.

BEING the same property conveyed to Leo P. Sam, Jr., by Warranty Deed from Grace Harrison Ferguson of record in Book 5387, page 78, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE RESIDENCE OF GRANTOR.

unimproved (X)
This is improved ( ) property, known as 925 11th Avenue, North, 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 26th day of July, 19 96

Leo P. Sam, Jr. by Charles Kimbrough, atty in fact

LEO P. SAM, JR.

BOOK 10148 PG 948

STATE OF TENNESSEE
Davidson County

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____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

96 AUG -7 AM 10:32

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02120 31

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

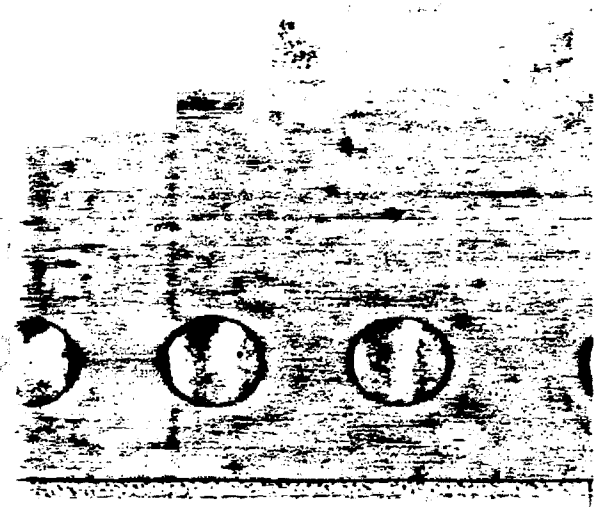
On this the 26th day of July, 1996, before me personally appeared DR. CHARLES KIMBROUGH, to be known to be the person who executed the foregoing instrument in behalf of LEO P. SAM, JR., as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said LEO P. SAM, JR., as though he personally had acted.

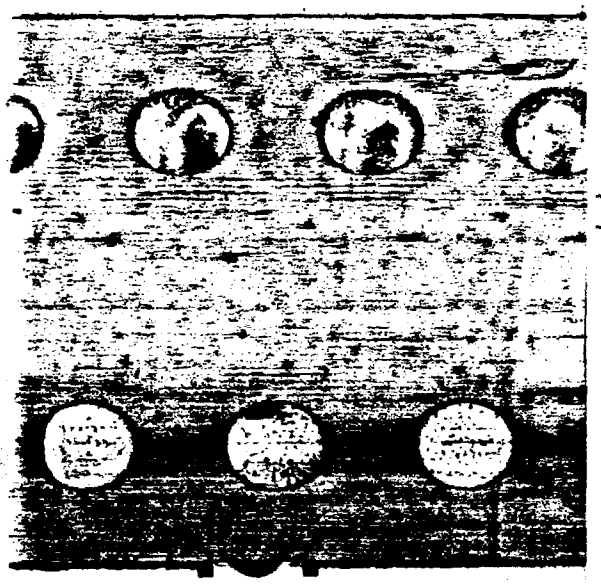
WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 2/25/98

08/07 0101 030 CHECK 27.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10148 PG 949

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	5000.00
			CON TX	18.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	27.50
			CHECK	27.50
08/07/96	01		10:37 0001	4326

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212031
IDENTIF. # REFERENCE

96 AUG -7 AM 10:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016931