10158

0215338

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

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FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jb) Title No: 38094
Dav. Co. File: Box 8

BOOK 10153 PG 952

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lawrence J. Pareigis Kate S. Pareigis 1015 Foxwood Road Nashville, Tennessee 37215	PNC Mortgage Corporation P. O. Box 8111 Vernon Hills, Illinois 60061

TAX MAP-PARCEL NUMBERS: 144-3-002

7912 08/16 0101 03CHECK 1230.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Waymon R. Tipton and spouse, Jencie A. Tipton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lawrence J. Pareigis and spouse, Kate S. Pareigis,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 11 on the plan of Chickering Hills of record in Book 2331, page 8, Register's Office for said County.

SAID Lot No. 11 which is a corner lot, fronts 106.47 feet on the westerly margin of Foxwood Road and fronts 135.0 feet on the southerly margin of Beckman Drive, said frontages being joined by a curve having a length of 37.67 feet, and extends back 309.5 feet on the northwesterly line and 314.3 feet on the broken southerly line to a pint of intersection.

BEING the same property conveyed to Waymon R. Tipton and Jencie A. Tipton, husband and wife, by deed from Elaine Ellis Allen, a widow of record in Book 9153, page 779, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Jencie A. Tipton by Waymon R. Tipton as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1015 Foxwood Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

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10158:953

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 1996.

Waymon R. Tipton

Waymon R. Tipton

Jencie A. Tipton

Jencie A. Tipton, By: Waymon R. Tipton, Atty-In-Fact

State of Tennessee
County of Davidson

On this 15th day of August, 1996, before me the undersigned authority, personally appeared **Waymon R. Tipton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 329000.00

Affiant

Sworn and subscribed before me on the 15th day of August, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

K 10158

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 **Waymon R. Tipton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jencie A. Tipton**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Waymon R. Tipton and Jencie A. Tipton

TO: Lawrence J. Pareigis and Kate S. Pareigis

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Waymon R. Tipton, Affiant

Sworn to and subscribed before me this

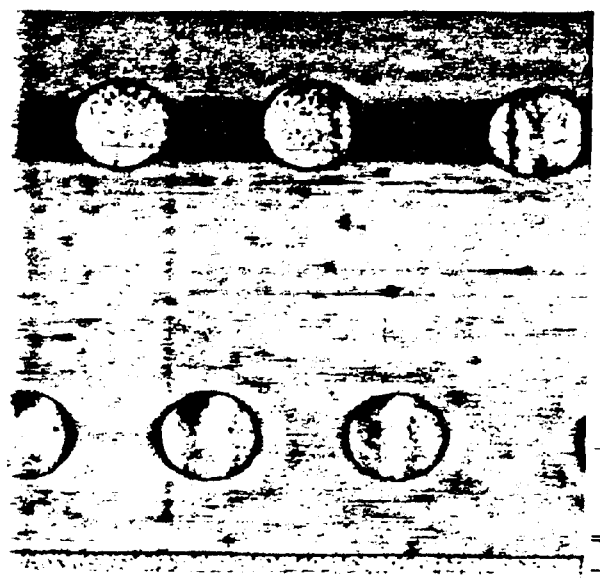
15th day of August, 1996.

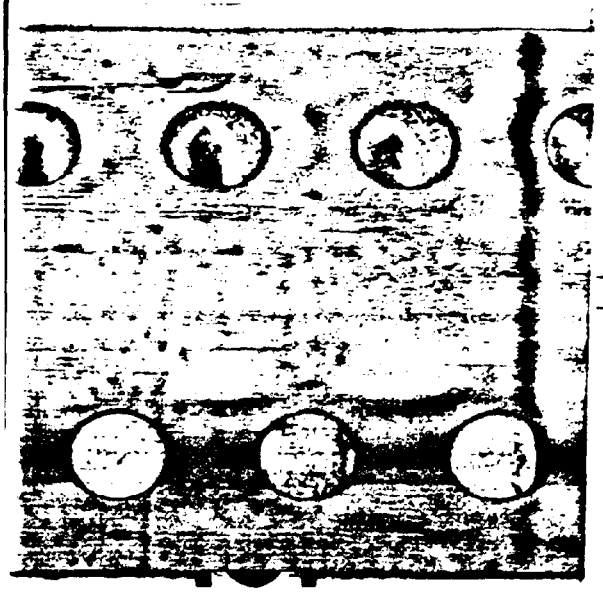
Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

K 10158





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

RECEIVED OF _____

FOR _____ BOOK 10153 PG 955

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 329000.00
CON TX 1217.30
PRFEE 1.00
WDEED 12.00
TOTAL 1230.30
CHECK 1230.30

08/16/96 01 14:48 0001 7912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215338
IDENTIF. # REFERENCE

96 AUG 16 PM 2:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020476