BOOK 10247 PG 726

BOX 37
CAW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Samuel D. Lipshie and wife, Mary Ann Lipshie 403 Hillwood Drive Nashville, Tennessee 37205	103-13-25	NationsBanc Mortgage Corporation P.O. Box 740017 Louisville, KY 40201
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CAW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **H. Rodes Hart, Jr., an unmarried person and Sarah Pardue Hart, an unmarried person**, as Tenants in Common, (collectively the "Grantor"), have bargained and sold, and by these presents does transfer and convey to **Samuel D. Lipshie and wife, Mary Ann Lipshie** (the "Grantee"), Grantee's (heirs) (successors) and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. All matters shown on the Plan of record in Book 1835, page 13, said Register's Office.

This is improved property, known as **403 Hillwood Drive, Nashville, Davidson County, Tennessee 37205.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Mary Ann Lipshie
Affiant

Subscribed and sworn to before me this 1 day of November, 1996.

Carol A. Wilson
Notary Public
My Commission Expires: 11-26-96

CAROL A. WILSON NOTARY PUBLIC STATE OF TENNESSEE LAW

96 NOV -4 11:10:46
FELIX Z. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

0243027
IDENTIF. & REFERENCE

0380059.01
071160-045 10/28/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1st day of November, 1996.

BOOK 10247 PG 727

H. Rodes Hart, Jr.

Sarah Pardue Hart

Sarah Pardue Hart

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 H. Rodes Hart, Jr., and Sarah Pardue Hart, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of November, 1996.

Carol A. Wilson

NOTARY PUBLIC

My Commission Expires: 11-20-96

0380059.01
071160-045 10/28/96

EXHIBIT A

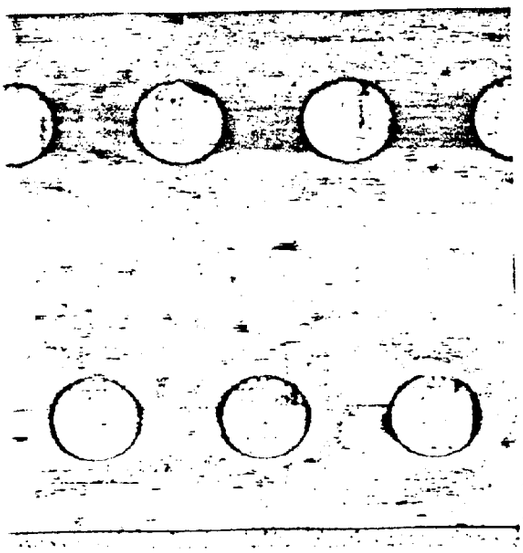
(Legal Description)

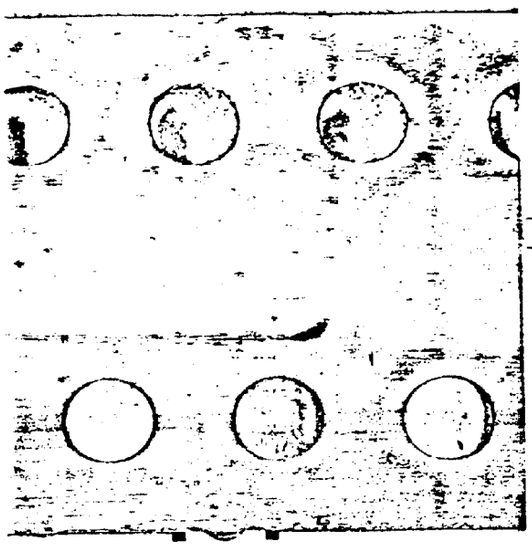
Being Lot No. 17 on the Plan of Hillwood Estates, Section 3 of record in Book 1835, page 135, Register's Office for said County.

Said Lot No. 17 fronts 300 feet, more or less on the southerly side or margin of Hillwood Boulevard (or Drive), extends back 390 feet, more or less, on the easterly line and 391 feet, more or less, on the westerly line, to a dead line in the rear, on which it measures 234.5 feet, more or less.

Being the same property conveyed to H. Rodes Hart, Jr. and Sarah Pardue Hart by Quitclaim Deed from James G. Martin, III, Trustee, of record in Book 10021, page 310, Register's Office for Davidson County, Tennessee.

7471 11/04 2101 03CHECK 1955-50





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

RECEIVED OF _____

FOR _____

BOOK 10247 PG 729

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	325000.00
			CON TX	1942.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1955.50
			CHECK	1955.50

11/04/96 01 10:48 0001 7471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 NOV -4 AM 10:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

02430 27
IDENTIF. # REFERENCE

No. 1084405