BOOK 11,220 PG 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 3/28/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID C. KIPP, JR. (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	MAP 96-11
111 Blue Hills Court (ADDRESS)	155 N. LAKE AVENUE, P.O.BOX 7137 (ADDRESS)	PARCEL 13
Nashville TN 37214 (CITY) (STATE) (ZIP)	PASADENA, CA 91109-7137 (CITY) (STATE) (ZIP)	

FOR AND 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, HJL, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID C. KIPP, JR. AND WIFE, SHARON K. KIPP

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 Lot No. 530 on the plan of Clover Hill, Section VIII, as of record in Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 530 fronts 85.0 feet on the northwesterly side of Crosswood Drive and extends back 288.4 feet on the northeasterly line and 263.0 feet on the southwesterly line to a dead line in the rear measuring 50 feet thereon.

Being a portion of the same property conveyed to HJL, L.P. by Deed of record in Book 9194, page 893, Register's Office for Davidson County, Tennessee.

0258285
IDENTIF. & REFERENCE

96 DEC 23 PM 12:50
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3138 CROSSWOOD DRIVE, NASHVILLE, TN 37214
(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 20th day of December 19 96

HJL, L.P.
By:
JANE B. EAKES, GENERAL PARTNER

STATE OF TENNESSEE
COUNTY OF

BOOK 10299 PG 194

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_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared JANE B. EAKES and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged himself to be the GENERAL PARTNER ~~and/or~~ respectively of the HJL, L.P. the within named bargainor, and corporation, and that She as such GENERAL PARTNER ~~and/or~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JANE B. EAKES as such GENERAL PARTNER, ~~and executing the same by the said~~ ~~XXXXXXX~~.

Witness my hand and official seal at office at GOODLETTSVILLE, ~~TN XXXXX~~ on this the 20th day of December 19 96.

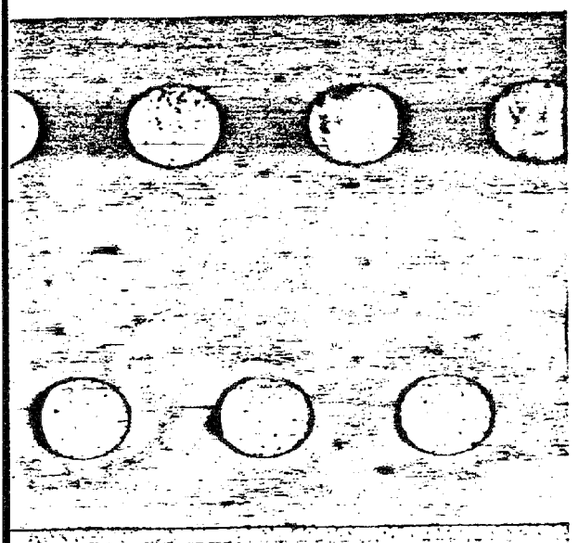
My commission expires 9/23/00

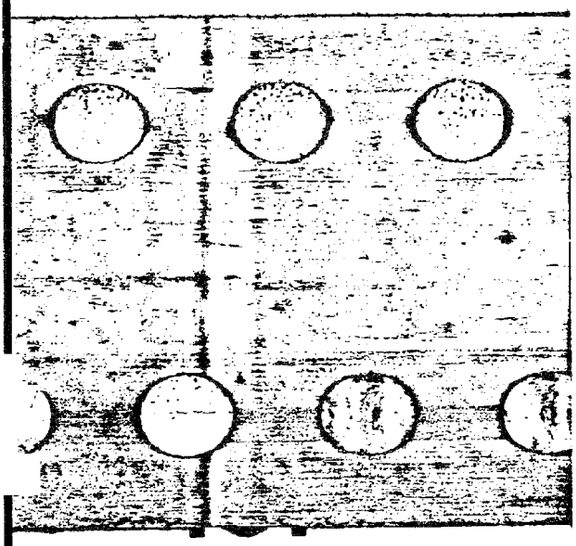
Notary Public

CAROLYN ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

8414 12/23 0101 03CHECK

277.25





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

RECEIVED OF _____

FOR _____

BOOK 10299 PG 195

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 72500.00
				CON TX 268.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 277.25
				CHECK 277.25
12/23/96	01			12:51 0001 8414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0258285
IDENTIF. & REFERENCE

96 DEC 23 PM 12:

DAVIDSON COUNTY, TN

No. 1100987