File Box 9-B
First Title and
Escrow Company, Inc.

# WARRANTY DEED

BOOK 10380 PG 123

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#14480

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES S. FOWLER | NEW OWNER | MAP 116-13 |
| (NAME) | (NAME) | |
| 5121 Boxcroft Place | | PARCEL 139 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 | | FB 7DZ28980 |
| (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, ANNE C. LIPSCOMB, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES S. FOWLER AND WIFE, HALLE W. FOWLER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 6 on the Plan of Boxcroft, as of record in Plat Book 4860, page 28, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to A. Brant Lipscomb and wife, Anne C. Lipscomb by deed from First American Trust Company, N.A. and John D. Neuhoff, Sr., as Co-Executors under the Will of Dorothy Neuhoff Dubuisson and The Most Reverend James D. Niedergeses, Bishop of the Diocese of Nashville, Tennessee, as devisee under the Will of Dorothy Neuhoff Dubuisson of record in Book 7381, page 868, Register's Office for Davidson County, Tennessee. A. Brant Lipscomb has since died.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4932, page 76, Book 4956, page 648; (3) By-laws of record in Book 5365, page 7; (4) Instrument of Correction of record in Book 5430, page 263; and (5) All matters appearing on the Plan of record in Plat Book 4860, page 28, said Register's Office.

0202858

IDENTIFICATION REFERENCE

97 MAR 14 AM 10:37

FELIX Z. BRASHEAR REGISTER
DAVIDSON COUNTY, TN.

6921 03/14 0101 03CHECK 1526.00

unimproved ( )
This is improved (XX) property, known as 5121 Boxcroft Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of March, 19 97.

Anne C. Lipscomb

ANNE C. LIPSCOMB

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10380 PG 124

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE C. LIPSCOMB

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of March 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00

Halle W. Fowler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 97

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

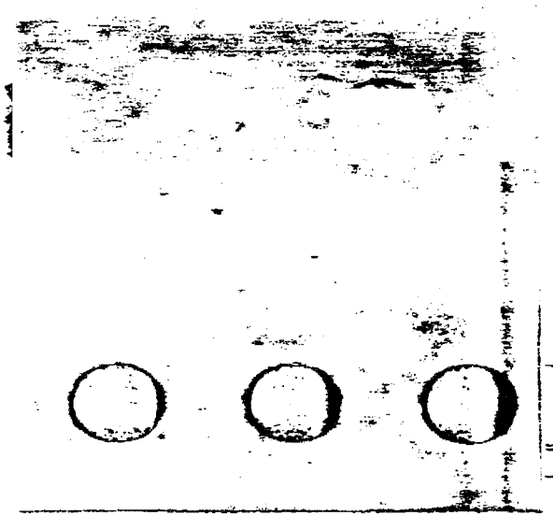
Notary Public

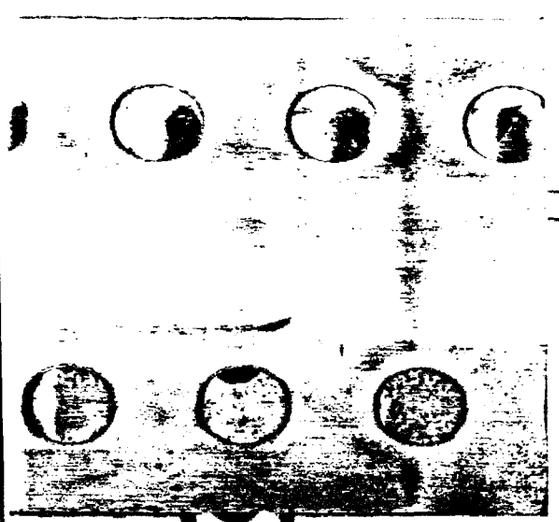
**WARRANTY DEED**

FROM
ANNE C. LIPSCOMB

TO
JAMES S. FOWLER AND WIFE, HALLE W. FOWLER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10380 PG 125

| | | |
|---|---|---|
| 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 | |
| | | | | 410000.00 |
| | | | CON TX | 1517.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 1526.00 |
| | | | CHECK | 1526.00 |
| 03/14/97 | 01 | | 10:38 0001 | 6921 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0282858
IDENTIF. # REFERENCE

97 MAR 14 AM 10: 37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1127274