Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 10449 PG 556

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William Fred Piper 1116 Mc Alpine Ave Nashville Tn. 37211	Same as New Owner	Map 71-7 Parcel 184 Field Book 12DZ 51100

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY COX a/k/a MARY PEARL COX, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto WILLIAM FRED PIPER, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 on the Plan of the Resubdivision of I. D. Luton's Addition of record in Plat Book 974 at page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Orville Cox and wife, Mary Cox, by deed from Littel Rust and wife, Margaret E. Rust, of record in Book 1302, page 271, Register's Office for said County. And, the said Orville Cox died, intestate, on March 9, 1990, survived by his wife, Mary Cox a/k/a Mary Pearl Cox, who became vested with ownership and title to the said property in fee simple. By her signature hereto, the said Mary Cox a/k/a Mary Pearl Cox represents and warrants that all debts and obligations owing by Orville Cox during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1806 Meridian St., Nashville, TN 37207.

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, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

9385 05/09 0101 03[illegible] 138.5

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 974, page 55, said Register's Office.

3. Subject to easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County of record in Book 4124, page 561, said Register's Office.

And I, the GRANTORS, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

CONNIE ROBERTS executes this Warranty Deed as Attorney-in-Fact for MARY COX a/k/a MARY PEARL COX, a single woman, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

BOOK 10449 PG 557

WITNESS our hands on this the 8th day of May, 1997.

"GRANTOR"

Mary Cox by Connie Roberts Attorney in Fact

MARY COX a/k/a MARY PEARL COX
a single woman
BY: Connie Roberts, Attorney In Fact

"GRANTEE"

William Fred Piper

WILLIAM FRED PIPER, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM FRED PIPER, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of May, 1997.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Sept. 17, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 8th day of May, 1997, before me, personally appeared CONNIE ROBERTS, to me known to be the person who executed the foregoing instrument on behalf of MARY COX a/k/a MARY PEARL COX, and acknowledged that she executed the same as the free act and deed of the said MARY COX a/k/a MARY PEARL COX.

WITNESS my hand and official seal this the 8th day of May, 1997.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Sept. 17, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

William Fred Piper
Affiant

Sworn to and subscribed before me, this the 8th day of May, 1997.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Sept. 17, 1997

0303395
IDENTIF. & REFERENCE

97 MAY -9 PM 1:52
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10449 PG 558

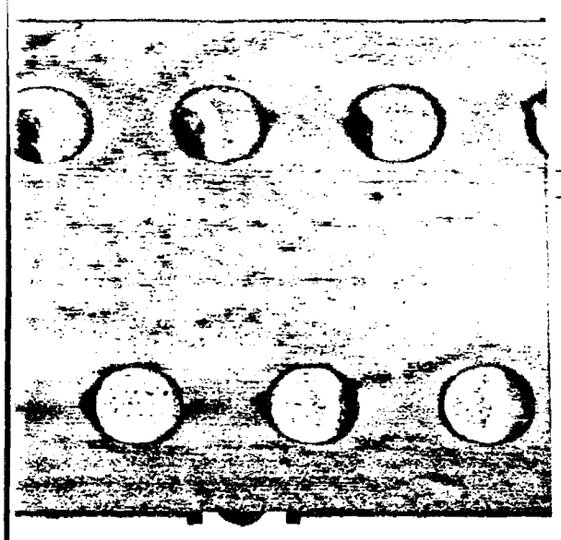


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

05/09/97 01 13:55 0001 9385



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303395
IDENTIF. # REFERENCE

97 MAY -9 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149434