BOX 15

BOOK 10455 PG 749

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY 19 97

Notary Public

MY COMMISSION EXPIRES: 3-25-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, TN 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Hipps (NAME)	NationsBanc Mortgage Corporation (NAME)	161-3-66
444 Brewer Drive (ADDRESS)	P. O. Box 353 (ADDRESS)	6DU 65250
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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, Robert George Valley and Barbara Ann Valley, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel B. Hipps and wife, Kimberly R. Hipps

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. 41 on the Plan of Kingswood Park of record in Plat Book 2900, Page 70, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert George Valley and Barbara Ann Valley, husband and wife by deed of record in Book 5683, Page 219, Register's Office for Davidson County, TN.

Subject to Restrictions of record in Book 3030, page 491 and Book 3177, Page 227, said Register's Office.

The plan of record in Book 2900, Page 70, Register's Office for Davidson County, TN, shows an Owner's Certificate, 40 foot minimum building setback line from Brewer Drive, a 10 foot easement for public utility and drainage along the rear line(s) of said lot.

97 MAY 15 PM 3:47
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0305372

This is improved (X) unimproved ( ) property, known as 444 Brewer Drive, Nashville, TN 37221
(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 our hand s this 13th day of May 19 97

Robert George Valley
Robert George Valley

Barbara Ann Valley
Barbara Ann Valley

BOX 15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 1[illegible]455 PG 750

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert George Valley and Barbara Ann Valley, husband and wife

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of May, 1991

Commission expires May 16, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Robert George Valley and Barabra Ann Valley, husband and wife

TO

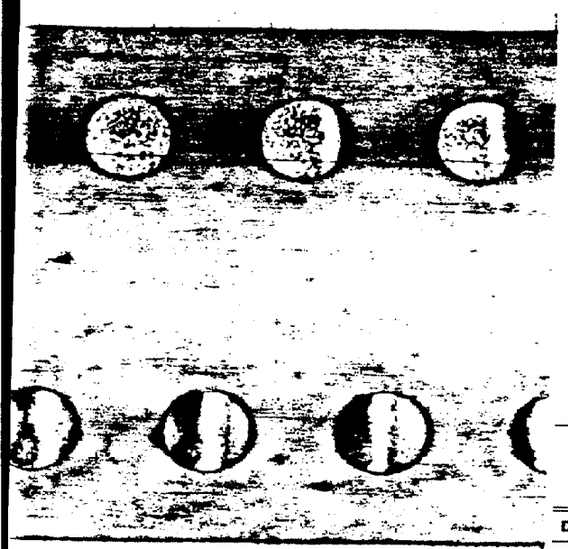
DanielB.Hipps, et ux

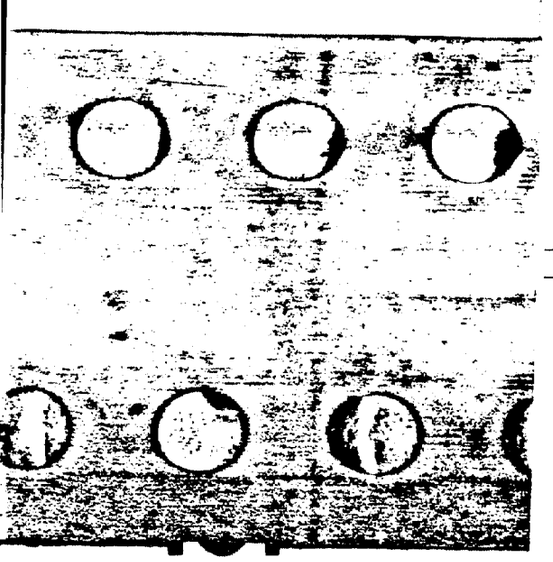
RETURN TO:

Jack Case Wilson, Attorney
P.O. Box 3451
Brentwood, TN 37024-3451

1534 05/15 0101 05CHECK

505.91





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10455 PG 751

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
134300.00
CON TX 496.91
PRFEE 1.00
WDEED 8.00
TOTAL 505.91
CHECK 505.91

05/15/97 01 15:55 0001 1534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305372
IDENTIFICATION REFERENCE

97 MAY 15 PM 3:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1151552