BOX 44

BOOK 10465 PG 577

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Grace D. Griffin
Affiant

Subscribed and sworn to before me, this 23rd day of May, 1997.

Notary Public

My Commission Expires: 5/23/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Grace D. Griffin 1989 Trust 4400 Belmont Park Terrace, #168 Nashville, TN 37215	SAME	1311-03-0-C 168.00CO 16DA 39564

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CORTLANDT T. RIGGS, EXECUTOR OF THE ESTATE OF GERALDINE A. LIPMAN, DECEASED, of record in Will Book 212, page 845, Probate Court Clerk's Office of Davidson County, Tennessee,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GRACE D. GRIFFIN 1989 TRUST,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the following described tract or parcel of land, to-wit:

Building Site No. 168 on the Plan of Arden Place, Section V, of record in Book 4955, page 41, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete description.

Being the same property conveyed to Gerry A. Lipman by deed from Robert G. Dorris and wife, Sandra W. Dorris, of record in Book 7238, page 581, Register's Office for Davidson County, Tennessee; the said Gerry A. Lipman having since died and her will of record in Will Book 212, page 845, Probate Court Clerk's Office of Davidson County, Tennessee, appoints Cortlandt T. Riggs, Executor. (The said Gerry A. Lipman and Geraldine A. Lipman being one and the same person).

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

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This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 4628, pge 473, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4955, page 41, Register's Office for said County.

4. Declaration of Covenants, Conditions and Restrictions, all as set forth and contained in instrument of record in Book 4754, page 455, Register's Office for Davidson County, Tennessee and by the First Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 4819, page 564, Register's Office for Davidson County, Tennessee, and by the Second Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 4916, page 277. Register's Office for Davidson County, Tennessee, and by the Third Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 5019, page 942, Register's Office for Davidson County, Tennessee, and by the Fourth Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 5091, page 66, Register's Office for Davidson County, Tennessee.

5. Articles of Incorporation of Arden Place Homeowners Association, Inc., of record in Book 4759, page 635, and By-Laws of said corporation.

This is improved property known as 4400 Belmont Park Terrace, #168, Nashville, TN 37215.

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, its succesors and assigns, forever; and I 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 the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of May, 1997.

Cortlandt T. Riggs, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORTLANDT T. RIGGS, EXECUTOR,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd of May, 1997.

Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0308349
IDENTIF. & REFERENCE

97 MAY 23 PM 3:51
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4809 05/23 0101 03CHECK 716.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 190000.00
CON TX 703.00
PRFEE 1.00
WDEED 12.00
TOTAL 716.00
CHECK 716.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/23/97 01 15:00 0001 4009

0308349
IDENTIF. ↑ REFERENCE

97 MAY 23 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]