BOOK 10507 PG 56

BOX #19B

G#97-6-39K

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MIKE CHISHOLM (NAME)	"NEW OWNER" (NAME)	MAP 105-07
4807 LISBAR DRIVE (ADDRESS)	(ADDRESS)	PARCEL 155
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #06DA-18965

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, EARL JACKSON FLIPPEN AND WIFE, IRENE R. FLIPPEN, AND ANNIE B. BATEY, BETTY JEAN SCHROEDER, AND WILLIAM N. BATEY, AS THE SOLE HEIRS-AT-LAW OF DAVE E. BATEY, * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIKE CHISHOLM, A MARRIED MAN

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:

LAND in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of the easterly 177.5 feet of Block "C" of the Merritt & Hagan Lands, as of record in Minute Book "N", Page 241, of the County Court for Davidson County, Tennessee.

SAID part of said Block fronts 50 feet on the West side of Daisy Street or Little Hamilton Avenue and runs back between parallel line, 177.5 feet to an alley.

BEING the same property conveyed to Earl Jackson Flippen and Harry Clifford Flippen, as tenants with right of survival (joint tenants with right of survivorship), by Deed from William N. Batey, Dave E. Batey, and Betty Jean Schroeder, of record in Book 9470, Page 212, Register's Office for Davidson County, Tennessee. The said Harry Clifford Flippen further conveyed his interest to Dave E. Batey, by Quitclaim Deed of record in Book 9874, Page 360, said Register's Office. The said Dave E. Batey having since died.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

CONTINUED

This is unimproved ( ) improved (X) property, known as 1315 Little Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

* DECEASED

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 17th day of June 1997

Earl Jackson Flippen
EARL JACKSON FLIPPEN

By: Mark A. Flippen
MARK A. FLIPPEN, ATTORNEY-IN-FACT

Betty Jean Schroeder
BETTY JEAN SCHROEDER

ANNIE B. BATEY
By: Annie B. Batey by: Betty J. Schroeder
BETTY J. SCHROEDER, ATTORNEY IN FACT

William N. Batey
WILLIAM N. BATEY

IRENE R. FLIPPEN
Irene R. Flippen
Mark A. Flippen
BY: MARK A. FLIPPEN, ATTORNEY-IN-FACT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

DCTN01.WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BETTY JEAN SCHROEDER AND WILLIAM N. BATEY

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 17th day of June, 1997.

Commission expires July 24, 1999

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of June, 1997, before me personally appeared MARK A. FLIPPEN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of EARL JACKSON FLIPPEN AND WIFE, IRENE R. FLIPPEN, and acknowledged that he executed the same as the free act and deed of the said EARL JACKSON FLIPPEN AND WIFE, IRENE R. FLIPPEN.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of June, 1997, before me personally appeared BETTY J. SCHROEDER, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of ANNIE B. BATEY, and acknowledged that she executed the same as the free act and deed of the said ANNIE B. BATEY.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

LEGAL DESCRIPTION CONTINUATION

IRENE R. Flippen, spouse of the above named Earl Jackson Flippen, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Earl Jackson Flippen and wife, Irene R. Flippen, pursuant to a Power of Attorney executed by them on the 18TH. day of June, 1997, and being filed for record simultaneously herewith.

THIS instrument is being executed in behalf of Annie B. Batey, pursuant to a Power of Attorney executed by her on the 12th day of September, 1996, and being filed for record simultaneously herewith.

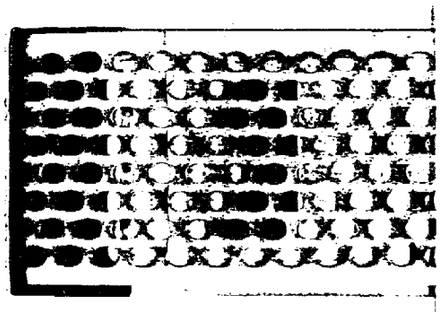
THE HEREIN NAMED HEIRS-AT-LAW DO NOT NOW OCCUPY, NOR EVER HAVE OCCUPIED, THE HEREIN DESCRIBED PROPERTY AS THEIR PRINCIPAL PLACE OF RESIDENCE(S).

0320108
IDENTIF. & REFERENCE

97 JUN 26 PM 3:28

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1753 06/26 0101 03 CHECK 142-50



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

RECEIVED OF _____

FOR _____

BOOK 10507 PG 59

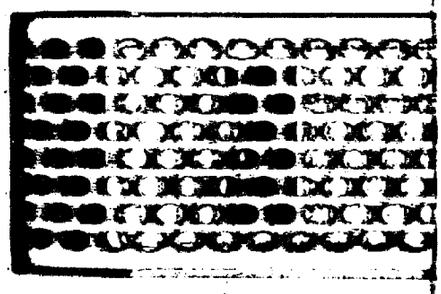
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CDN TX 129.50
PRFEE 1.00
WDEED 12.00
TOTAL 142.50
CHECK 142.50

06/26/97 01 15:30 0001 7753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0320108
IDENTIF. ↑ REFERENCE

97 JUN 26 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1167564