9710054

BOOK 10655 PG 731

BOX 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF October, 1997

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JEFFREY J. THEMM	SAME	83-09-271
(NAME)	(NAME)	
2518 Fairfax Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARGARET LIPSCOMB, UNMARRIED

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JEFFREY J. THEMM AND WIFE, LINDA R. THEMM

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Webb & Johnson's Subdivision, as of record in Book 57, page 131, Registe'rs Office for said County.

Said Lot No. 8 fronts 50 feet on the southerly side of Calvin Avenue, formerly Academy Place, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Margaret Lipscomb, unmarried, by deed from Jasper Leonard Plummer, Hermie Herrington, Lela P. Mobley, Elizabeth P. Huffman, Plummer H. Staggs and Gertrude S. Benton, being Heirs-at-Law of Vera Wynne, deceased, of record in Book 4320, page 274 and by deed from Martha J. Stevens being one of the Heirs-at-Law of Vera Wynne, deceased, of record in Book 4320, page 277, both in the Registe'rs Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1414 Calvin Avenue - Nashville, TN 37206
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 22nd day of October, 19 97.

MARGARET LIPSCOMB

By: Martha P. Sowell
MARTHA P. SOWELL, ATTY-IN-FACT

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 22nd day of October 1997, before me personally appeared MARTHA P. SOWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARGARET LIPSCOMB, and acknowledged that he/she executed the same as the free act and deed of MARGARET LIPSCOMB.

Witness my hand, at office, this 22nd day of October 1997

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Jo Ann Smith
Notary Public

My commission expires: 11/28/98

03611928
IDENTIFICATION REFERENCE

97 OCT 23 AM 11:16
FELIX [illegible]
DAVIDSON COUNTY, TN.

2992 10/23 0101 03CHECK 249-50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10655 PG 733

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

10/23/97 01 11:16 0001 2992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0361928
IDENTIFICATION REFERENCE

97 OCT 23 AM 11:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1212260