BOOK 10712 PG 632

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Carol E. Piphus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 19 97

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TN My Commission Expires: 1-6-

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol E. Piphus (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	050-03-0-B
1606 Berrywood Way (ADDRESS)	201 Fourth Avenue North (ADDRESS)	169.00CO
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37244 (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, Orville Newton Bignall and wife, Seliene Elessia Bignall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol E. Piphus

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, TN, being Lot No. 82 on the Plan of Amended Final Plat Mulberry Downs, Phase 1B, of record in Plat Book 7900, Page 818, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Orville Newton Bignall and wife, Seliene Elessia Bignall by deed from Phillips Builders, Inc. of record in Book 9896, Page 875, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8053, Page 316, and all matters shown on the Plan of Record.

Orville N. Bignall and Orville Newton Bignall are one and the same person.

Seliene E. Bignall and Seliene Elessia Bignall are one and the same person.

unimproved ( )
This is improved (X) property, known as 1606 Berrywood Way, Nashville, TN 37207
(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 5th day of December 19 97

Orville Newton Bignall by Tina Stein

Seliene Elessia Bignall by Tina Stein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nina Stern, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Orville Newton Bignall and Seliene Elessia Bignall and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, TN, this 5th day of December, 1997.

Notary Public

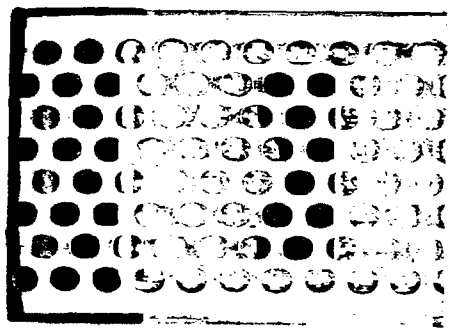
My commission expires: _____

ELIZABETH J. SMITH
NOTARY PUBLIC
CO., TENN.
My Commission Expires: 1-29-2000

97 DEC -8 PM 1:49

03777793

8571 12/08 0101 03CHECK 482-60



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

RECEIVED OF _____

FOR _____ BOOK 10712 PG 634

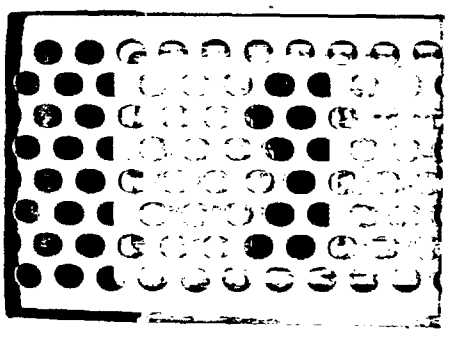
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
128000.00
CON TX 473.60
PRFEE 1.00
WDEED 8.00
TOTAL 482.60
CHECK 482.60

12/08/97 01 13:53 0001 8571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0377793

IDENTIFICATION REFERENCE

97 DEC -8 PM 1:19

REGISTER
DAVIDSON COUNTY, TN

No.1229369