Box 19B

10845 PG 756

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Timothy Lipton	[	[Map 104-15]
[2114 Sunset Place	[America's Wholesale	[Parcel 232]
[Nashville, TN 37212	[Lender	[ ]
[	[4500 Park Granada [Calabasas, CA 91302-1613	[ ]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205		98-03-4989]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Daniel Allen Brooks, unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Timothy Lipton, unmarried (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 9 on the Plan of Linden Place, of record in Plat Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel Allen Brooks by Warranty Deed from Bruce Alan Hardin and wife, Shannon C. Hardin of record in Book 9761, page 643, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2114 Sunset Place, Nashville, Tennessee 37212.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $155,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[16th day of March, 1998.]
[ ]
[Notary Public]
[My Commission Expires: 7/24/99]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of March, 1998.

Daniel Allen Brooks

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 Daniel Allen Brooks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of March, 1998.

Notary Public

My Commission Expires: 10-12-99

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

0114332
IDENTIF. & REFERENCE
98 MAR 19 PM 12:47
REGISTER
DAVIDSON COUNTY, TN.

8104 03/19 0101 03CHECK 582.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10845 PG 758

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/19/98 01 12:48 0001 8104

04 14332
IDENTIF. # REFERENCE

98 MAR 19 PM 12:47

REGISTER
DAVIDSON COUNTY, TN.

No. 1268452