BOOK 10864 PG 214

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William Fred Piper 1116 Joy Alpine Ave Nashville, Tn. 37214	Same as New Owner	Map 61-3 Parcel 113 Field Book 15DZ 01480

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ESTATE OF LORRAINE M. KEY, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto WILLIAM FRED PIPER, a single man, hereinafter referred to as the "GRANTEE", his heirs or 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 Lot No. 38 on the Plan of Lindell Heights, as of record in Book 1835, page 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 71.0 feet on the northerly side of Solley Drive and runs back between parallel lines 185.0 feet to a dead line.

BEING the same property conveyed to Lorraine M. Key, by deed from Herbert C. Needham and wife, Emma M. Needham a/k/a Emma M. Knight, of record in Book 7502, page 767, Register's Office for said County. And, the said Lorraine M. Key died, testate, on February 20, 1997. Her Last Will and Testament dated September 12, 1984 was admitted to probate in the Probate Court for Davidson County, Tennessee, in the matter of *In Re: The Estate of Lorraine Mansfield Key, deceased,* Docket No. 97P-856 with Letters of Administration being issued to Wayne Key as Administrator, C.T.A. By Order of the Probate Court for Davidson County, Tennessee entered February 18, 1998, the real property as described above was sold at an auction sale on March 7, 1998 by Century 21 Seals Realty & Auction Co., Inc. and by Order of the said Court from a hearing on March 27, 1998, the Court approved the auction sale contract and directed that the Administrator, C.T.A. execute the deed and all other documents relating to the closing for the sale and transfer of the property to the Grantee named herein.

Lorraine M. Key and Lorraine Mansfield Key being one and the same person.

The mailing address for said property is 917 Solley Drive, Nashville, TN 37216.

The above legal description as the same as appears on the previous deed of record.

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, his heirs or assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 1835, page 14, said Register's Office.

And the GRANTOR does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 31st day of March, 1998.

"GRANTOR" "GRANTEE"

ESTATE OF LORRAINE M. KEY, deceased

BY: _____
WAYNE KEY, Administrator C.T.A.

_____
WILLIAM FRED PIPER, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE KEY, Administrator, C.T.A., and WILLIAM FRED PIPER, a single man, 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, at office, this the 31st day of March, 1998.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $60,300.00.

_____
Affiant

Sworn to and subscribed before me, this the 31st day of March, 1998.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

3668 04/01 0101 03CHECK 232.11

98 APR -1 AM 10:28

FELIX Z. ELDRIDGE REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

041954

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	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	60300.00
CON TX	223.11
PRFEE	1.00
WDEED	8.00
TOTAL	232.11
CHECK	232.11

04/01/98 01 10:30 0001 7468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0419547
IDENTIF. # REFERENCE

98 APR -1 AM 10:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1273933