BOOK 10874 PG 79 506

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF March, 19 98

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

E. A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin R. Pippin (NAME)	PHH Mortgage Services (NAME)	142-11-154
7221 Birch Bark Drive (ADDRESS)	6000 Atrium Way (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Frank McKeon and wife, Kathleen McKeon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin R. Pippin and husband, Timothy B. Pippin

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 Lot No. 10 on the Plan of the Resubdivision of Lot Nos. 10 and 11, Valley West, Section Six, of record in Book 5190, page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 99.11 feet on the broken easterly margin of Birch Bark Drive and extends back 189.80 feet on the southerly line and 171.99 feet on the northerly line to a dead line in the rear, measuring 77.00 feet thereon.

BEING the same property to Frank McKeon and wife, Kathleen McKeon by deed from Cherukara Varghese Thomas and wife, Jessy Elizabeth Thomas, of record in Book 7741, page 837, Register's Office for Davidson County, Tennessee.

0422025 IDENTIF. ↑ REFERENCE

98 APR -6 PM 1:11

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN.

6283 04/06 0111 CTCNEEM ERR-CC

unimproved ( )
This is improved (X) property, known as 7221 Birch Bark Drive, Nashville, Tennessee 37221
(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 30th day of March 19 98

Frank McKeon

Kathleen McKeon

BOOK 10874 PG 80

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 Frank McKeon and wife, Kathleen McKeon,

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 Nashville, Tennessee, this 30th day of March, 1998.

Commission expires 5-5-99

JAMES WAECHTER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10874 PG 81

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
156500.00
CON TX 579.05
PRFEE 1.00
MISC 6.00
TOTAL 586.05
CHECK 586.05

04/06/98 01 13:11 0001 6283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0422025
IDENTIF. & REFERENCE

98 APR -6 PM 1:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276525