WARRANTY DEED

BOOK 10972 PG 576

File No: 00286891

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Toni J. Rothfuss	Same	Map 91-11
[NAME]	[NAME]	
611 49th Avenue North		Parcel 277
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37209		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged. And the assumption by the Grantee of the balance due on the principal indebtedness secured by Deed of Trust of record in Book 8309, Page 465, assigned in Book 10027, Page 344 and Book 10805, Book 402, RODC, TN

Beulah I. Robertson Pippin, married

have this day bargained and sold, and do hereby transfer and convey unto the said Toni J. Rothfuss, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

WilliamPippin joins in this deed to convey his marital interest, if any, in said property.

STATE OF Tennessee
COUNTY OF Williamson

} The actual consideration or value which ever is greater, for this transfer is $49,397.93

Subscribed and sworn to before me, this the 26th day of June, 1998

Affiant

My Commission Expires: ~~09/08/01~~ [Affix Seal]

Notary Public ~~Linda V. Jones~~ Eric J. York

ERIC J. YORK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

unimproved ( )
This is improved (X) property known as 611 49th Avenue North, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 26th day of May, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Beulah I. Robertson Pippin

~~Beulah~~ I. Robertson Pippin

Beulah
BRP

William Pippin

STATE OF Tennessee
COUNTY OF Williamson

BOOK 10972 PG 577

Personally appeared before me ~~Linda V. Jones~~ Eric J. York, a Notary Public in and for said County and State Beulah I. Robertson Pippin, married

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

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 26 day of MAY, 19 98.

ERIC J. YORK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

Notary Public

Commission expires 09/08/01

~~Linda V. Jones~~ Eric J. York

STATE OF TENNESSEE COUNTY OF

ON THIS 26th day of May, 1998, before me personally appeared William Pippin, husband of Beulah I. Robertson Pippin, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My commission expires:
My Commission Expires November 24, 2001

Notary Public

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

BOOK 10972 PG 578

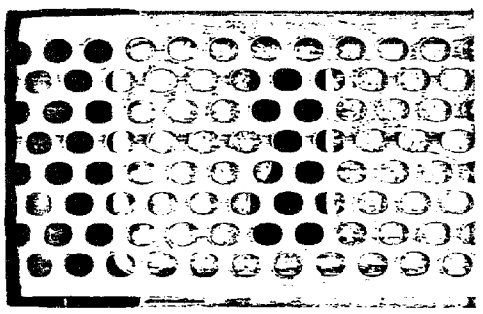
Land in Davidson County, Tennessee, being Lots Nos. 24 and 26 of Block 97 on Plan 1 of West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 24 and 26 front together 50 feet on the westerly side of 49th Avenue North, formerly 8th Street, and run back between parallel lines with the southerly margin of Georgia Avenue, 160 feet to an alley.

Being the same property conveyed to Beulah I. Robertson by deed from Brenda J. Kennedy, unmarried, of record in Book 8309, page 462, Register's Office for Davidson County, Tennessee. The said Beulah I. Robertson having since married and now being known as Beulah I. Robertson Pippin.

0449039
RECEIVED FOR REFERENCE
98 JUN 11 AM 9:46
DAVIDSON COUNTY, TN.
R147 06/11 0101 03CHECK 192.07

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



RECEIVED OF _____

FOR _____

BOOK 10972 PG 579

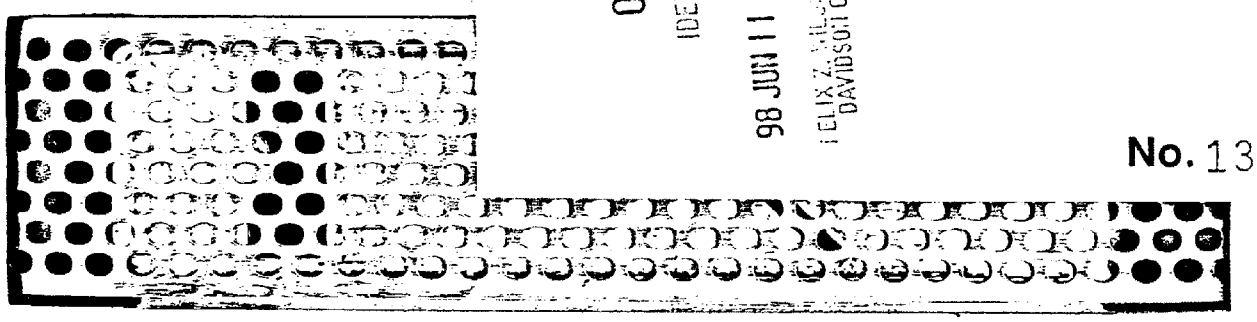
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48397.93
CON TX 179.07
PRFEE 1.00
WDEED 12.00
TOTAL 192.07
CHECK 192.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/11/98 01 09:45 0001 9147



0449039
IDENTIF. # REFERENCE

98 JUN 11 AM 9:45

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

No. 1305028