WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: Exp. 03/24/2001 (AFFIX SEAL)

ROBERT E. LYNN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy B. Lipsitz	SunTrust Bank, Nashville, N.A.	MAP 103-12
(NAME)	(NAME)	
207 Lauderdale Road	201 4th Avenue North	PARCEL 68
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(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, William Scott Richardson and Olivia Rene Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy B. Lipsitz and husband, David K. Barton

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. 4 of Block I, on the Map of Cherokee Park, Second Section, of record in Book 547, pages 175-176, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard B. Richardson and wife, Grace B. Richardson by deed from J. Alexander Ball and wife, Joyce F. Ball, of record in Book 3843, page 275, said Register's Office. Richard B. Richardson conveyed his interest in subject property to Grace B. Richardson by Quitclaim Deed of record in Book 10153, page 880, said Register's Office. Grace B. Richardson (a/k/a Grace Ball Richardson) died September 29, 1997. William Scott Richardson and Olivia Rene Duncan are her sole ~~heirs~~ at law as reflected in the Affidavit of Heirship of record in Book 11023 page 628, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, pages 175-176, said Register's Office; and (c) restrictive covenants of record in Book 2997, page 29, said Register's Office.

This has never been the marital residence of the Grantors herein.

unimproved ( )
This is improved (X) property, known as 207 Lauderdale Road, Nashville, Tennessee 37205
(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 13th day of July 19 98

William Scott B. Richardson

William Scott Richardson

Olivia Rene Duncan

Olivia Rene Duncan

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 William Scott Richardson and Olivia Rene Duncan

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 13th day of July 19 98

Commission expires _____

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 03/24/2001

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

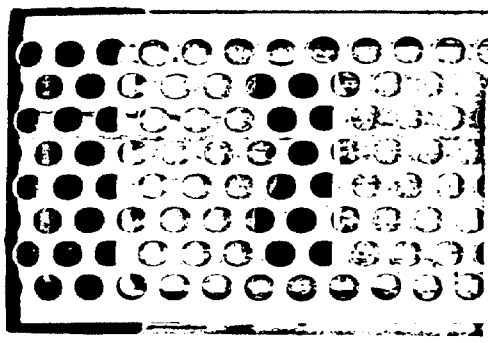
4505 07/16 0101 03CHECK 806.50

0463337

RECEIVED FOR REFERENCE

98 JUL 16 PM 2:43

MAIL ENV.



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

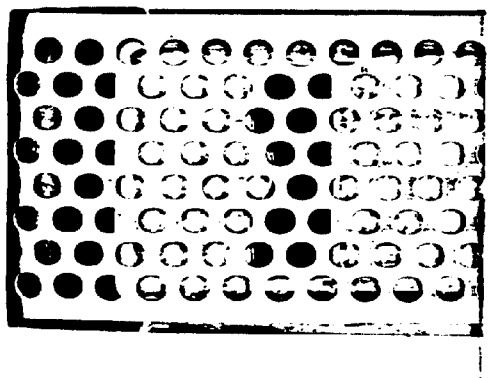
RECEIVED OF _____

FOR _____

BOOK 11023 PAGE 631

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	215000.00
			CON TX	795.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	806.50
			CHECK	806.50
07/16/98	01		14:45 0001	4505



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0463337
IDENTIF. # REFERENCE
98 JUL 16 PM 2:43
REGISTER
DAVIDSON COUNTY, TN.

No. 1320194