BOOK 11057 PAGE 48 Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 279,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

CARSYL T. BAKER NOTARY PUBLIC
My Commission Expires October 9, 2001

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO: NEW OWNER	MAP-PARCEL NUMBERS
Walter R. Kemp	[illegible]	131-3-J-2.00CO
(NAME)	(NAME)	
1904 Liberty Square	[illegible]	16DA-40607
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	[illegible]	
(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, Kyle D. Tipton and wife, Susan D. Tipton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter R. Kemp, unmarried

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, TN, BEING Lot No. 2 on the Plan of Liberty Hall, of record in Plat Book 6900, page 151, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kyle D. Tipton and wife, Susan D. Tipton, by deed from David B. Davis, II and wife, Donna L. Davis, of record in Book 10144, Page 102, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 151; Declaration of covenants, conditions and restrictions of record in Book 7099, page 132; Driveway easement in Book 8985, page 226, Easement for Sanitary Sewers and/or Storm Drainage in Book 4121, page 409, Deed of conveyance by Metro Government in Book 7542, pages 382 & 394; all of record in the Register's Office for Davidson County, Tennessee.

98 AUG -7 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0472354
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1904 Liberty Square, Nashville, TN 37215
(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 July 19 98

Kyle D. Tipton

Susan D. Tipton

415.00 CK 010703CHECK 1043.30

BOOK 11057 PAGE 49

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyle D. Tipton and wife, Susan D. Tipton

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 Brentwood, Tennessee, this 30th day of July 1998.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires October 8, 2000

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

WARRANTY DEED

FROM

Kyle D. Tipton and wife, Susan D. Tipton

TO

Walter R. Kemp

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

BOOK 11057 PAGE 50

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 279000.00
CON TX 1032.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1043.30
CHECK 1043.30
08/07/98 01 12:59 0001 4153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047235A
IDENTIF. & REFERENCE

98 AUG -7 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1329724