M/DJ Box 56

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

BOOK 11060 PAGE 112

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, We, David T. Lipsey and wife, Marilyn A. Lipsey, ("Grantors") has bargained and sold, and does hereby bargain, sell and convey unto Ronald Scott Kerr, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 60 FEET OF THE SOUTH 80 FEET OF LOT NO. 109 ON THE PLAN OF BELMONT HEIGHTS, OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 109 FRONTS 60 FEET ON THE EASTERLY MARGIN OF BELMONT BOULEVARD AND EXTENDS BACK BETWEEN PARALLEL LINES TO A DISTANCE OF 183 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DAVID T. LIPSEY AND MARILYN A. THOMASON, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY WARRANTY DEED OF WAYNE REED AND DIANE REED, HUSBAND AND WIFE, AND JOHN JOHNSON AND MARGARET JOHNSON, HUSBAND AND WIFE, OF RECORD IN BOOK 6890, PAGE 427, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID DAVID T. LIPSEY AND MARILYN A. THOMASON HAVING SINCE MARRIED. MARILYN A. THOMASON IS NOW KNOWN AS MARILYN A. LIPSEY.

This property is known as 2610 Belmont Blvd., Nashville, TN 37212.

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, his heirs and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 7 day of August, 1998.

David T. Lipsey

Marilyn A. Lipsey

98 AUG 10 PM 3:59

REGISTER
DAVIDSON COUNTY, TN.

0473254
IDENTIF. & REFERENCE

98 10 01:01 03CHECK 843.8

k:\re-deed\kerr

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $224,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7 day of August, 1998.

Notary Public

My Commission Expiration: 9-19-98

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:

NEW OWNER

PROPERTY ADDRESS:

2610 Belmont Blvd.
Nashville, TN 37212

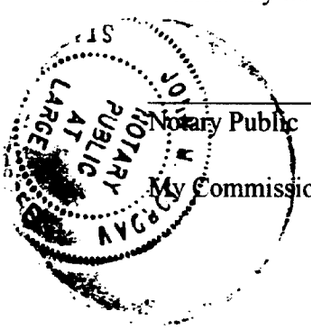
MAP PARCEL NUMBER
117-4-108

k re deedkerr

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

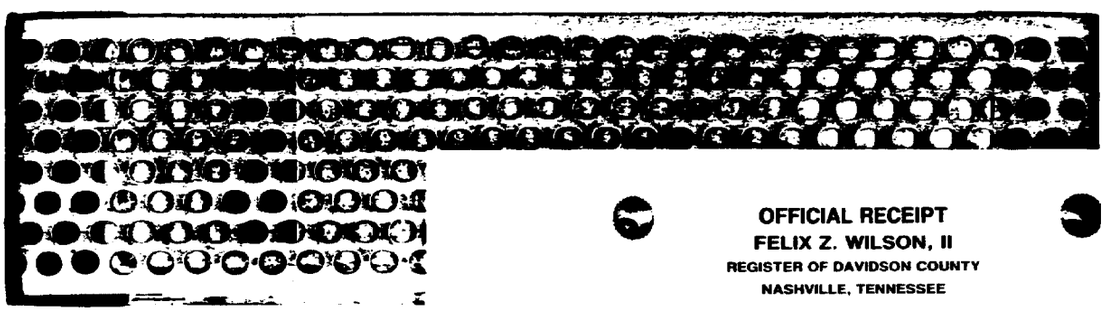
I, Notary Public in and for said county and state, do hereby certify that David T. Lipsey and wife, Marilyn A. Lipsey personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 7th day of August, 1998.



Notary Public

My Commission Expires: 4-19-98



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

RECEIVED OF _____

FOR _____

BOOK 11060 PAGE 115

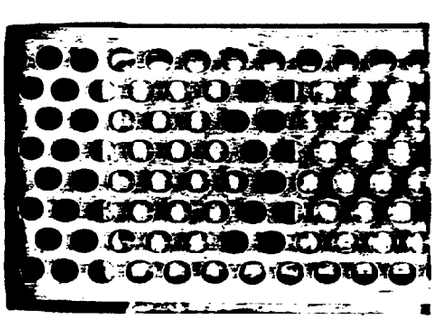
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
224000.00
CON TX 828.80
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 843.80
CHECK 843.80

08/10/98 01 16:00 0001 5130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0473254
IDENTIF. # REFERENCE
98 AUG 10 PM 3:59
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

No. 133999