WARRANTY DEED

BOOK 11129 PAGE 7

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mail
SETCO, 5120 Virginia Way, Suite C22, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Ashley Nipp (NAME)	Union Planters Bank National (NAME)	Map 83-9
107 S. 12th St. (ADDRESS)	P. O. Box 3137 (ADDRESS)	Parcel 248
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (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, J. Kevin Griffey and wife, Kelly Ann Griffey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa Ashley Nipp, an unmarried person

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 the northerly 64.0 feet of Lots Nos. 22 and 23, on the Plan of East Edgefield Addition to Nashville, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said northerly part of Lots Nos. 22 and 23 front together 64.0 feet on the easterly side of 12th, formerly Pine Street, and runs back between parallel lines with the southerly margin of an alley 100.0 feet to the westerly line of Lot No. 24 in said Addition.

Being the same property conveyed to J. Kevin Griffey and wife, Kelly Ann Griffey, by deed from Bobby Fred Smith, of record in Book 10316, page 452, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 1998 Davidson County Taxes and any subsequent years; and subject to all matters as shown on the Plan of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 107 S. 12th St., Nashville, TN 37206
(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 25th day of September 19 98

J. Kevin Griffey

Kelly Ann Griffey

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 J. Kevin Griffey and wife, Kelly Ann Griffey

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 25th day of September, 19 98.

Commission expires 3/21/2001

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

0492786
IDENTIF. & REFERENCE
98 SEP 28 AM 11:03
REGISTER
DAVIDSON COUNTY, TN.
6042 09/28 0101 03CHECK 529.00

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

RECEIVED OF _____

FOR _____

BOOK 11129 PAGE 9

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	140000.00
			CON TX	518.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	529.00
			CHECK	529.00
09/28/98	01		11:05 0001	6042

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0492786
492786
TITLE REFERENCE

98 SEP 28 AM 11:03
[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1351363