This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
THE MAPLE VALLEY TRUST
Bruce Bodor, Trustee
101 Northcreek Blvd. #480
GOODLETTSVILLE TN 37072

SEND TAX BILL:
OWNER

MAP AND PARCEL:
MAP 81-15
PARCEL 271
2W-24715

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas R. Lipscomb and wife, Dorothy J. Lipscomb hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THE MAPLE VALLEY TRUST, hereinafter called the Grantee, it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 258, on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called "the Addition to the town of McGavock", of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas R. Lipscomb and wife, Dorothy J. Lipscomb, by deed from Joe C. Harris and wife, Carol E. Harris of record in Book 6562, Page 145, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1999 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1509 14th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THE MAPLE VALLEY TRUST, it's successors and assigns, forever; and we, Thomas R. Lipscomb and wife, Dorothy J. Lipscomb do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

99FEB12 PM 4:14
DAVIDSON COUNTY, TN.
02/12 0101 03CHECK 147.16
5889

05488987
IDENTIF. & REFERENCE

Witness our hands this the 11th day of February, 1999.

Thomas R. Lipscomb

Dorothy J. Lipscomb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas R. Lipscomb and wife, Dorothy J. Lipscomb the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of February, 1999.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 6,800.00.

AFFIANT

Subscribed and sworn to before me this 11th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11340 PG. 351

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0548987
IDENTIF. ↑ REFERENCE

99FEB 12 PM 4:14

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	36800.00
		CON TX	136.16
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	147.16
		CHECK	147.16
02/12/99	01	16:14 0001	5B19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425082