THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 11418 PG. 660

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James M. Pipkins, et ux 108 Doce Dr. Goodlettsville, Tn. 37072	Same as New Owner	Map 25 P/O Parcel 7

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NANNIE P. MALONE, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto JAMES M. PIPKINS and wife, MONICA PIPKINS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Certain real property situate in the 10th Civil District of Davidson County, Tennessee, being described as Tract 3 on the survey of the Malone Property dated March 15, 1999, by Burns Consulting, Tennessee License No. 1053, and described as follows, to-wit:

BEGINNING at a new iron pin, being North 37 deg. 35' 28" West, 173.28 feet from the most north-northeast corner of the Debra L. Cloud property as shown in Deed Book 9359, Page 533, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most north-northeast corner of Tract 2, the most east-northeast corner of this tract, thence along the line with Tract 2, South 77 deg. 27' 50" West, 173.18 feet to a new iron pin; thence continuing along the line with Tract 2, South 79 deg. 02' 37" West, 101.65 feet to a new iron pin; thence continuing along the line with Tract 2, South 54 deg. 05' 44" West, 45.28 feet to a new iron pin; thence continuing along the line with Tract 2, South 27 deg. 49' 58" West, 172.17 feet to a new iron pin; thence continuing along the line with Tract 2, South 31 deg. 28' 11" West, 274.85 feet to a new iron pin; thence continuing along the line with Tract 2, South 58 deg. 29' 45" West, 279.92 feet to a new iron pin; thence continuing along the line with Tract 2, South 63 deg. 56' 20" West, 210.50 feet to a new iron pin; thence continuing along the line with Tract 2, South 02 deg. 37' 25" East, 308.61 feet to a new iron pin; thence along a new line, South 87 deg. 22' 35" West, 239.33 feet to a fence post corner, the northeast corner of the Cleo Anderson property as shown in Deed Book 9917, Page 831, Register's Office for Davidson County, Tennessee; thence along the line with Anderson, North 86 deg. 02' 25" West 379.36 feet to a new iron pin, the most south-southeast corner of Tract 4; thence along the line with Tract 4, North 03 deg. 57' 35" East, 75.57 feet to a new iron pin; thence continuing along the line with Tract 4, North 54 deg. 14' 32" East, 302.42 feet to a new iron pin; thence continuing along the line with Tract 4, North 76 deg. 20' 24" East, 116.71 feet to a new iron pin; thence continuing along the line with Tract 4, North 79 deg. 35' 54" East, 159.86 feet to a new iron pin; thence continuing along the line with Tract 4, North 63 deg. 56' 20" East, 275.10 feet to a new iron pin; thence continuing along the line with Tract 4, North 58 deg. 29' 45" East 265.53 feet to a new iron pin; thence continuing along the line with Tract 4, North 31 deg. 28' 11" East, 261.25 feet to a new iron pin; thence continuing along the line with Tract 4, North 27 deg. 49' 58" East, 182.25 feet to a new iron pin; thence continuing along the line with Tract 4, North 54 deg. 05' 44" East, 67.93 feet to a new iron pin; thence continuing along the line with Tract 4, North 79 deg. 01' 38" East, 112.08 feet to a new iron pin; thence continuing along the line with Tract 4, North 77 deg. 27' 50" East, 159.33 feet to a new iron pin, in the western margin of Hitt Lane; thence along the western margin of Hitt Lane, South 27 deg. 17' 54" East, 51.71 feet to the beginning, containing 5.002 acres, more or less.

BEING a portion of the property conveyed to Fred E. and Nannie P. Malone from Elmo C. and Dorothy J. Pemerton by deed of record in Deed Book 4488, Page 250; Deed Book 4577, Page 168; Deed Book 5384, Page 572; Deed Book 5730, Page 330; Deed Book 5742, Page 386; Deed Book 5951, Page 271, Register's Office for Davidson

County, Tennessee. And, the said Fred E. Malone died, testate, on January 4, 1997, at which time the property became vested in his surviving spouse, Nannie P. Malone, in fee simple.

The above described property is conveyed with the following 30' wide perpetual utility and ingress/egress easement through Tracts 5, 4 and 3, being described as follows, to-wit:

> BEGINNING at a point, being South 14 deg. 14' 50" East, 6.89 feet from the most east-southeast corner of the James Warner property as shown in Deed Book 10727, Page 703, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most north-northeast corner of this easement, thence along the western margin of Hitt Lane, South 14 deg. 14' 50" East, 30.04 feet to a point; thence along a new line, South 78 deg. 36' 30" West, 191.44 feet to a point; thence continuing along a new line, South 69 deg. 45' 22" West, 132.23 feet to a point; thence continuing along a new line, South 50 deg. 13' 31" West, 72.00 feet to a point; thence continuing along a new line, South 23 deg. 57' 26" West, 213.51 feet to a point; thence continuing along a new line, South 31 deg. 02' 53" West, 163.41 feet to a point; thence continuing along a new line, South 03 deg. 07' 27" East, 45.37 feet to a point; thence continuing along a new line, South 21 deg. 02' 48" East, 35.60 feet to a point; thence continuing along a new line, South 58 deg. 29' 45" West, 30.51 feet to a point; thence continuing along a new line, North 21 deg. 02' 48" West, 45.87 feet to a point; thence continuing along a new line, North 03 deg. 07' 27" West, 59.32 feet to a point; thence continuing along a new line, North 31 deg. 02' 53" East, 170.77 feet to a point; thence continuing along a new line, North 23 deg. 57' 26" East, 111.36 feet to a point; thence continuing along a new line, North 27 deg. 45' 27" East, 124.24 feet to a point; thence continuing along a new line, North 50 deg. 13' 31" East, 65.56 feet to a point; thence continuing along a new line, North 69 deg. 45' 22" East, 139.72 feet to a point; thence continuing along a new line, North 78 deg. 36' 30" East, 192.27 feet to the beginning, containing 0.597 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 3/15/99.

The above described property is conveyed subject to the following 30' wide perpetual utility and ingress/egress easement for Tracts 1 and 2, being described as follows, to-wit:

> BEGINNING at a point, being North 32 deg. 32' 35" East, 686.11 feet from the southwest corner of Tract 2, the northeast corner of this easement, thence along the line with Tract 2, South 21 deg. 02' 48" East, 50.84 feet to a point, in the northern line of Tract 2; thence along the line with Tract 2, South 58 deg. 29' 45" West, 30.51 feet to a point; thence along a new line, North 21 deg. 02' 48" West, 50.84 feet to a point; thence continuing along a new line, North 58 deg. 29' 45" East, 30.51 feet to the beginning, containing 0.035 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 3/15/99.

The foregoing description was prepared from a survey dated March 15, 1999, by William M. Burns, Registered Land Surveyor, No. 1053.

This is unimproved property located on Hitt Lane, Goodlettsville, TN 37072.

By her signature hereto, the GRANTOR, NANNIE P. MALONE, represents and warrants that all debts and obligations owing by the said FRED E. MALONE, during his lifetime or by reason of his death, have been fully paid and satisfied.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. 1999 real property taxes, which are a lien but not yet due and payable, which have been pro-rated between the parties, and which will be paid in full by the GRANTOR, when due. Any and all Greenbelt rollback taxes which will be paid, in full, by the GRANTOR through the Escrow Closing Attorney, when due.

2. Subject to any and all matters as they may appear on the unrecorded survey of the Malone Property dated March 15, 1999, by William M. Burns of Burns and Associates, Inc., Tennessee License No. 1053.

3. Subject to easements as set forth and described hereinabove.

4. Subject to Easement Agreement between Fred E. Malone and wife, Nannie P. Malone and Contel Cellular of Nashville, Inc. of record in Book 9710, page 628, said Register's Office.

5. Subject to Restrictive Covenants for Nannie Malone Property of record in Book 11404, page 140, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTOR"

NANNIE P. MALONE, a single woman

"GRANTEES"

JAMES M. PIPKINS

MONICA PIPKINS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANNIE P. MALONE, a single woman, and JAMES M. PIPKINS and wife, MONICA PIPKINS, 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, at office, this the 5th day of April, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0180 04/06/99 0101 03CHECK 106.91

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $23,760.00.

Monica Pipkins
Affiant

Sworn to and subscribed before me, this the 5th day of April, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

05702 11

IDENTIFICATION REFERENCE

99 APR -6 PM 3:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0570211
IDENTIFICATION REFERENCE

99 APR -6 PM 3:49
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	23760.00		
CON TX	87.91		
PRFEE	1.00		
WDEED	16.00		
CFEE	2.00		
TOTAL	106.91		
CHECK	106.91		
04/06/99	03	15:51	0001 B180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447200