WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Steven A. Pippin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: May 20, 2002
(AFFIX SEAL)

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

H-CWHL-99-1454

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Pippin	Countrywide Home Loans, Inc.	MAP 12
(NAME)	(NAME)	
1885 Baker Road	4500 Park Granada	GROUP 00-0
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Calabasas, CA 91302-1613	PARCEL 9
(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, Arnold C. Bridges and Dallas M. Bridges and spouses, Maybelle Bridges and MaeNelle Bridges

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven A. Pippin and wife, Susan L. Pippin

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:

TRACT NO. 1:

Beginning at a point in the center line of Bakers Station Road at the Southeast corner of the 30 acre tract conveyed to J.H. Woodall and wife, of record in Book 2045, page 15, Register's Office for said County; thence with Woodall's line North North 24 deg. 03' East 1241 feet to a stake in the right of way of the L & R Railroad; thence with said right of way South 61 deg. 44' East 153.9 feet to a stone, Leeman's corner; thence with Leeman's line South 26 deg 42' East and with a fence, 511.1 feet and continuing with his line South 27 deg. W 409.03 feet, and South 19 deg. 04' East 259 feet to a cedar post; thence South 3 deg. 15' East 61.8 feet to a point on the center line of Baker's Station Road; thence with the center line of said road and along the north line of the tract conveyed to H.H. Lee and wife, by deed of record in Book 2045, page 25, as follows: North 760 deg. 33' West 300 feet, North 85 deg. 41' West 100 feet, South 72 deg. 04' West 190 feet and South 76 deg. 17' West 206 feet to the beginning, containing 12.76 acres.

TRACT NO 2:

A moon share tract of land in the 10th Civil District of Davidson County, Tennessee, being all of the property described in DeedBook 2045, page 25 that is north of Baker's Station Road, bounded by Bridges and Baker's Station Road and more particularly described as follows:

BEGINNING at a point on the northerly right of way of Baker's Station Road, corner to Robert Bridges; thence with a curved line following Bridge's line in a northerly and a southerly direction back to right of way of Baker's Station

CONTINUED

unimproved ( )
This is improved (X) property, known as 1885 Baker Road, Goodlettsville, Tennessee 37072
(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 27th day of April 19 99

Arnold C. Bridges
Arnold C. Bridges

Maybelle Bridges
MAYBELLE BRIDGES

Dallas M. Bridges
Dallas M. Bridges

Mae Nell Bridges
MAE NELL BRIDGES

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arnold C. Bridges and Dallas M. Bridges and spouses, Maybelle Bridges and MaeNelle Bridges

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 Hendersonville, Tennessee, this 23rd day of April, 1999.

Commission expires May 20, 2002

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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 _____

My Commission Expires May 20, 2002

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Road a total of 4 1/2 chains more or less; thence in a westerly direction following the right of way of Baker's Station Road 3 and one half chains more or less to the beginning.

Being the same property conveyed to Arnold C. Bridges and Dallas M. Bridges by deed from Robert Bridges , a widower of record in Deed Book 5524, page 180, Register's Office for said County.

Maybelle Bridges, spouse of Arnold C. Bridges, and MaeNelle Bridges, spouse of Dallas M. Bridges, join in this conveyance to convey any and all rights they may have in this property.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

RETURN TO:
CUMBERLAND TITLE COMPANY

- [X] 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 1310 Memorial Boulevard, Springfield, Tennessee 37172
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

99 APR 30 PM 1:39
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT # REFERENCE
05807117

9432 04/30 0101 02RECDC 70.00

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

BOOK 11455 PG. 185

0580717

IDENTIFICATION REFERENCE

99 APR 30 PM 1:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	270.00
CHECK	270.00

04/30/99 01 13:42 0001 9432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454133