0586107

IDENTIF. + REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40891
Dav. Co. File: Box 8

99 MAY 12 PM 1:06

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11475 PG. 643

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick E. Rowan 4905 Maymanor Court Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-2-B-52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 167000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael F. Kipp and spouse, Mary Ann Kipp,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick E. Rowan,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 57 on the plan of Hill Place of record in Book 7900, page 913 and in Book 7900, pages 923 through 932 (see page 929), said Register's Office, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Michael F. Kipp and spouse, Mary Ann Kipp, by deed from H.G. Hill Realty Company, a Tennessee Corporation, of record in Book 9888, page 167, and re-recorded in Book 10031, page 534, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 7900, page 913, pages 923 through 932, said Register's Office which shows an Owner's Certificate, minimum building setback lines and easement for public utility purposes to which plan reference is made for all particular matters as set forth therein; the Declaration of Covenants, Conditions, and Restrictions of record in Book 9645, page 85, Book 9658, page 19 and Book 10872, page 520, said Register's Office which sets forth assessments, lines and other matters and to which reference is hereby made for more particulars.

This is improved property, known as: 4905 Maymanor Court, Nashville, Tennessee 37205 . This instrument is executed on behalf of Mary Ann Kipp by Michael F. Kipp as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached*

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

*as "Exhibit "A" to or on this instrument and incorporated herein by reference.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

RECORDERS MEMO
ILITY OF WRITING, TYPING OR
RINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of May, 1999.

Michael F. Kipp

Mary Ann Kipp

State of Tennessee
County of Davidson

On this 3rd day of May, 1999, before me the undersigned authority, personally appeared **Michael F. Kipp and Mary Ann Kipp**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

JACQUE I. FREEZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

My Commission Expires: 3/29/03

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 167000.00

Affiant

Sworn and subscribed before me on the 3rd day of May, 1999.

JACQUE I. FREEZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

My Commission Expires: 3/29/03

Notary Public

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael F. Kipp and Mary Ann Kipp

TO: Patrick E. Rowan

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Michael F. Kipp, Affiant

Sworn to and subscribed before me this

day of May, 1999.

Notary Public

My Commission Expires:

DEBORAH GAIL JOHNSON
Notary Public, Davidson Co., TN
My Comm. Expires Mar. 24, 2001

05/27/1999 03:01 03CHECK 632.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11475 PG. 646

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

0586107

IDENTIFICATION REFERENCE

99 MAY 12 PM 1:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	AMT
	167000.00
CON TX	617.90
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	632.90
CHECK	632.90

05/12/99 01 13:09 0001 5127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459772