Box 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $130,000.00.

AFFIANT

Sworn to and subscribed before me this 10th day of May, 1999.

NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2001

Map & Parcel No. 118-11-85.00

Address of New Owner:
David T. Lipsey & Marilyn A. Lipsey
604 Baxter Lane
Nashville, TN 37220

Send Tax Notices To:
Same.

BOOK 11484 PG. 254

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, JEAN A. FLEMING, surviving tenant by the entirety, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID T. LIPSEY and wife, MARILYN A. LIPSEY, as tenants by the entirety, hereinafter referred to as Grantees, their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 2827 Dogwood Place, Nashville, TN 37204.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 1130, page 36, in the Register's Office for Davidson County, Tennessee, and to the 1999 Davidson County property taxes, which are being prorated. David A. Fleming died on May 12, 1994, leaving Grantor, Jean A. Fleming, as surviving tenant by the entirety.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said JEAN A. FLEMING has hereunto set her signature, this 10th day of May, 1999.

JEAN A. FLEMING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEAN A. FLEMING, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 10th day of May, 1999.

NOTARY PUBLIC

My commission expires: _____

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2001

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Attachment "A": Legal Description.
Jean A. Fleming, surviving tenant by the entirety.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 31 of Block "E" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 31 fronts 74 feet on the westerly side of Dogwood Place, and runs back between parallel lines, 125 feet to a dead line.

BEING the same property conveyed to David A. Fleming and wife, Jean A. Fleming, by deed from James R. Foxall and wife, Lois Foxall, dated July 09, 1958, recorded July 10, 1958, of record in Book 2796, page 73, Register's Office for Davidson County, Tennessee. The said David A. Fleming died May 12, 1994, thereby vesting title in Jean A. Fleming, as surviving tenant by the entirety.

Initials

0588555
INSTR. # REFERENCE
99MAY 19 AM 9:08
HILL GAMMETT
DAVIDSON COUNTY 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

BOOK 11484 PG. 256

0588555

IDENTIFICATION REFERENCE

99 MAY 19 AM 9:08

RECEIVED
DAVIDSON COUNTY, TN.
REGISTER

	130000.00
[illegible] TX	481.00
PRFEE	1.00
MORTG	8.00
CFEE	2.00
TOTAL	492.00
CHECK	492.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462347