WARRANTY DEED

BOOK 11533 PAGE 671

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES 1/3/02
(AFFIX SEAL)

W. BRAD LEHMAN NOTARY PUBLIC WILLIAMSON COUNTY, TENN. AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendra L. Gipson	First Union Mortgage Corporation	72-3-325
(NAME)	(NAME)	
1300 Greenfield Avenue	1100 Corporate Center Dr/NC4777	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Raleigh, NC 27607-5066	
(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, Amy E. Hoeft, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kendra L. Gipson and husband, Darron S. Gipson

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:

BEING a tract of land in Davidson County, Tennessee, BEING Lot No. 1 on the unrecorded Plan of Nashville Trust Company Subdivision of Lots 1, 2 and a 30-foot strip adjoining Lot No. 1 on the West as shown on Plan of Subdivision of Mora Sharpe-lands, as of record in Book 547, Page 114, Register's Office, Davidson County, Tennessee and further described according to a mortgage loan inspection by Campbell Surveying Company, Inc., 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, License Number 664, dated June 10, 1992 as follows:

BEGINNING at a point in the southerly margin of Greenfield Avenue, said point also being at the southeast intersection of Greenfield Avenue and an Alley; thence with said southerly margin of Greenfield Avenue easterly 70 feet to a point; thence leaving said margin of said road southwesterly 200 feet to a point; thence westerly 43 feet to a point in the easterly margin of an Alley; thence with said margin of said Alley, northerly 200 feet to a point in the southerly margin of Greenfield Avenue, the point of beginning.

Being the same property conveyed to Amy E. Hoeft, unmarried, by deed from Lynda M. Fedorsin Foster and husband, Michael A. Foster of record in Book 10436, page 567, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1300 Greenfield Avenue, Nashville, TN 37216
(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 my hand this 15th day of June 19 99

Amy E. Hoeft
Amy E. Hoeft

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy E. Hoeft, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of June 1999.

Commission expires 12/3/01

NOTARY PUBLIC AT LARGE
J. TRENT LEHMAN
WILLIAMSON 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 _____

_____
Notary Public

0601371

RECORDER'S REFERENCE

99 JUN 18 AM 9:22

RECORDER
COUNTY, ILL.

3415 06/18 0101 03CHECK 477.

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LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11533 PAGE 677

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

0601371

CROSS REFERENCE

99 JUN 18 AM 9:23

CHECK

	124900.00
CON TX	462.13
PRFEE	1.00
WATER	12.00
CFEE	2.00
TOTAL	477.13
CHECK	477.13

06/18/99 01 09:26 0001 1415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479994