BOOK 2

BOOK 11611 PAGE 750

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: 5/28/2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK TYLER TIPTON	BANK OF BEARDEN	MAP 145-9
(NAME)	(NAME)	
5825 ROBERT E. LEE DRIVE	P.O. BOX 135	PARCEL 38.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37215	BEARDEN, AR 71720	
(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, STEVE FISHELL AND WIFE, TRACY FISHELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK TYLER TIPTON AND WIFE, SUSAN PAIGE TIPTON

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:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Tyne Valley Estates, Section 5 of record in Book 3600, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 93 fronts 190.8 feet on the westerly margin of Robert E. Lee Drive and extends back 369.8 feet on the northerly line and 370.1 feet on the southerly line to a line in the rear, measuring 188.36 feet thereon.

Being the same property conveyed to Steve Fishell and wife, Tracy Fishell by deed from Joshua A. Nemzoff and wife, Susan M. Nemzoff of record in Book 10534, Page 607, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, page 54; all of record in the Register's Office for Davidson County, Tennessee.

99 AUG -9 PM 12:39
REGISTER'S OFFICE DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0621904

unimproved ( )
This is improved (X) property, known as 5825 ROBERT E. LEE DRIVE, NASHVILLE, TENNESSEE 37215
(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 30th day of July, 19 99

STEVE FISHELL

TRACY FISHELL

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVE FISHELL AND WIFE, TRACY FISHELL

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 Brentwood, Tennessee, this 30th day of July, 19 99

Commission expires 5/22/2000

NOTARY PUBLIC AT LARGE DAVIDSON 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

3495 08/09 0101 03CHECK 1805.50

WARRANTY DEED

FROM

STEVE FISHELL AND WIFE, TRACY FISHELL

TO

MARK TYLER TIPTON AND WIFE, SUSAN PAIGE TIPTON

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11611 PAGE 752

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

0621904

IDENTIF. & REFERENCE

99 AUG -9 PM 12:39

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT
485000.00
CON TX 1794.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1805.50
CHECK 1805.50

08/09/99 01 12:38 0001 3495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501681