FILE BOX 45

WARRANTY DEED

BOOK 11728 PAGE 52

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,589.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 1999.

Notary Public

MY COMMISSION EXPIRES: ~~May 10, 2002~~ 5/24/01

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas F. Nipper	Bank of America	87-5A-30
(NAME)	(NAME)	
5916 Colchester Drive	6200 Gateway	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Cypress, CA 90630-6013	
(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, George Lee Higginbotham and wife Dina M. Higginbotham, **HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO** Douglas F. Nipper unmarried, **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. 30 on the Plan of Famingham Woods Phase 1 of record in Plat Book 7900, Page 228, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George Lee Higginbotham and wife Dina M. Higginbotham, by deed of record in Book 11411, Page 585, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Dina M. Higginbotham by George Lee Higginbotham as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11728, Page 51, in Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ■ property, known as 5916 Colchester Drive, Hermitage, TN 37076
(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.

00653356
... REFERENCE
99 NOV -2 PM 2:51
... REGISTER
... COUNTY, TN.
004 11/02 0101 03CHECK 375.78

Witness my/our hand(s) this 29th day of October, 1999.

BOOK 11728 PAGE 53

George Lee Higginbotham

Dina M. Higginbotham by
George L Higginbotham
atty in fact

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 George Lee Higginbotham with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 1999.

Elizabeth E Triplett
Notary Public

Commission expires: 5-26-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 1999, before me personally appeared George Lee Higginbotham, the person who executed the forgoing instrument on behalf of Dina M. Higginbotham and acknowledged that he executed the same as the free act and deed of the said Dina M. Higginbotham, through Power of Attorney granted him by the said Dina M. Higginbotham.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 1999.

Commission expires: May 26, 2002

Elizabeth E Triplett
Elizabeth E. Triplett — Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11728 PAGE 54

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

0653356

REFERENCE

99 NOV -2 PM 2:51

REGISTER
DAVIDSON CTY. TN.

CAMT	98589.00
CON TX	364.78
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	375.78
CHECK	375.78

11/02/99 01 14:52 0001 7004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534752