STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11765 PAGE 676

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00.

William F. Piper III
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 1999.

Notary Public

My Commission Expires: 9-11-2001

WILL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

7400 12702 CHECK 262.60

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

99 DEC -2 AM 10:46
BILL GARDNER REGISTER
DAVIDSON COUNTY, TENN.

MAIL ENV.

REFERENCE 0663070

ADDRESS NEW OWNER(S) AS FOLLOWS:
William F. Piper III and Wendy W. Piper
1223 Howard Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 172-030-143.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Virginia B. Johnson,** hereinafter referred to as Grantor, hereby transfers and conveys to **William F. Piper III and wife, Wendy W. Piper,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 160 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 160 fronts 100 feet on the Northerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to WILLIAM T. JOHNSON and wife, VIRGINIA B. JOHNSON by deed from T. S. Burnette and wife, Nola Alley Burnette of record in Book 3130, page 216, Register's Office for Davidson County, Tennessee. The said WILLIAM T. JOHNSON having since died on August 15, 1972.

County/City Taxes for the year 1999 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1223 Howard Avenue, Nashville, Tennessee 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of November, 1999.

Virginia B. Johnson

Virginia B. Johnson

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 Virginia B. Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 1999.

Notary Public

9-11-2001

My Commission Expires

RUSSELL JOHN MCCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11765 PAGE 678

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

0663070

IDENTIFICATION REFERENCE

99 DEC -2 AM 10:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	262.60
CHECK	262.60

12/02/99 01 10:47 0001 7400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544999