39-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: 9-29-2003
(AFFIX SEAL)

Instr:200003010020238 Page: 1 OF 2
REC'D FOR REC 03/01/2000 3:12:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $695.60

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Bryan (NAME)	Chase Manhatten Mortgage (NAME)	MAP 155-16-A
5220 Timber Gap Drive (ADDRESS)	343 Thornall Street (ADDRESS)	PARCEL 57 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Edison, NJ (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, Michael G. Lipscomb and wife, Brittany H. Lipscomb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel Bryan and wife, Mary Bryan

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. 49 on the Plan of Traceside, Section Two, of record in Book 7900, pages 980 and 981, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael G. Lipscomb and wife, Brittany H. Lipscomb, by deed from Centex Real Estate Corporation of record in Book 9936, page 551, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, pages 980 and 981, said Register's Office; (c) restrictive covenants of record in Book 9236, page 504, Book 9435, page 493 and Book 9677, page 675, said Register's Office; (d) Bylaws of record in Book 9668, page 899, said Register's Office; (e) right of way deed of record in Book 3533, page 299, said Register's Office; and (f) easement of record in Book 9306, page 279, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5220 Timber Gap Drive, Nashville, Tennessee 37221
(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 29th day of February, 2000

Michael G. Lipscomb by Richard French, Attorney in Fact
Michael G. Lipscomb by Richard French, Attorney in Fact

Brittany H. Lipscomb by Richard French Attorney in Fact
Brittany H. Lipscomb by Richard French, Attorney 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 Michael G. Lipscomb and wife, Brittany H. Lipscomb

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 Nashville, Tennessee, this 29th day of February, 2000.

Commission expires _____

_____
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 _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2000, before me personally appeared Richard French, to me known to be the person who executed the foregoing instrument on behalf of Michael G. Lipscomb and wife, Brittany H. Lipscomb, and acknowledged that he executed the same as the free act and deed of Michael G. Lipscomb and Brittany H. Lipscomb.

Witness my hand and seal this 29th day of February, 2000.

ROBERT E. MERUGOS NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY, TENNESSEE

Robert E Merugos
Notary Public