Instr:20000518005016l Page: 1 OF 2
REC'D FOR REC 05/18/2000 4:02:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $814.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Robert A. Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
1st DAY OF January, 2000

E. B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 26, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Butler (NAME)	New Owner (NAME)	MAP 93-5-4
175 Eighth Avenue, North (ADDRESS)	(ADDRESS)	PARCEL 21
Nashville, TN 37203 (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, Walter R. Nipper, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Butler

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 part of Lot No. 162 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning on the westerly margin of 8th Avenue, North as widened at the southeast corner of the First Parcel conveyed to The National Life & Accident Insurance Company by deed from R. W. Grizzard and wife, of record in Book 1788, page 622, Register's Office for said County; thence southwardly 43.68 feet to a point; thence westwardly 156.8 feet, more or less, to the easterly margin of 9th Avenue North; thence with said Avenue northwardly 43.78 feet to a point; thence eastwardly 156.70 feet to the beginning.

Being the same property conveyed to Walter R. Nipper, Jr. and wife, Mildred P. Nipper by deed from First American National Bank of Nashville, in its capacity as Trustee under the wills of Charles G. Matthews, deceased, Erminie Laurent Matthews, deceased, and Ernest C. Matthews, III, deceased, and John Louis Matthews, Jr., of record in Book 5000, page 796, Register's Office for Davidson County, Tennessee, the said Mildred P. Nipper having since died.

unimproved ( )
This is improved (X) property, known as 175 Eighth Avenue, North, Nashville, TN 37203
(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 1st day of January, 2000

Walter R. Nipper, Jr.

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 Walter R. Nipper, Jr., unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evi[illegible] acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible] Tennessee, this 1st day of January, 20[illegible]

Commission expires 7/26/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires July 26, 2003

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public