BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

Instr:200008160081205 Page: 1 OF 2
REC'D FOR REC 08/16/2000 1:40:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1110.00

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George L. Lenox (NAME)	Legends Mortgage, Inc. (NAME)	MAP 160-7,
601 Baxter Lane (ADDRESS)	1143 Columbia Avenue, Suite C-11 (ADDRESS)	PARCEL 21.00
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (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~~ I, Walter R. Nipper, Jr., a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George L. Lenox, married

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. 5 on the Plan of Dunn Meade, (being a Resubdivision of Lot 14 and part of Lot 21, Baxter Heights, not of record), as of record in Book 2330, Page 162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Walter R. Nipper, Jr. and wife, Mildred P. Nipper, by deed from J. Paul Hasty and wife, Robbie Lee Hasty, of record in Book 9204, Page 712, Register's Office for Davidson County, Tennessee. The said Mildred P. Nipper having since died.

THIS instrument is being executed in behalf of Walter R. Nipper, Jr., pursuant to a Power of Attorney executed by same on the 26th day of March, 1998, and being filed for record simultaneously herewith.

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

unimproved ( )
This is improved (X) property, known as 601 Baxter Lane, Nashville, TN 37220
(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 15th day of August 2000

Walter R. Nipper, Jr. - By Robert A. Butler Atty in Fact

Walter R. Nipper, Jr.
By: Robert A. Butler, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

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)

Before me, a Notary Public of said State and County aforesaid personally appeared Robert A. Butler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Walter R. Nipper, Jr., as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Walter R. Nipper, Jr.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2000.

Notary Public - Lee E. Cranford

My Commission Expires: January 31, 2004