WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/02 12:02 2pgs
Fees:13.00 Taxes:284.53

20020429-0052158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

D. Annette Hopper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 2002

Mary Burbright
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Pippin, Sr. (NAME)	SAME (NAME)	MAP 028
4678 Grays Point Road (ADDRESS)	(ADDRESS)	PARCEL 127
Joelton, TN 37080 (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, Frances Ilene York, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Pippin, Sr. and wife, Helen M. Pippin

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, described according to a survey by C.E. Greek, III, Lic. 8536, dated March 17, 1975, as follows:

BEGINNING at a point in the northern right-of-way line of Grays Point Road approximately 1972 feet west of the intersection of Marrowbone Creek Road; thence along the northern boundary of Grays Point Road in a southwesterly direction 175.0 feet to an iron pin; thence leaving the road the following two calls bounded by the Leland Corbitt property, North 39 deg. 2 min. west 451.7 feet to a point; thence north 60 deg. 40 min. west 504.0 feet to a point; thence the following three calls bounded by the John Bennett property, North 29 deg. 20 min. east 175.0 feet to a point; thence South 60 deg. 40 min. east 532.0 feet to a point; thence South 39 deg. 2 min. east 516.3 feet to the point of beginning and containing 4.0 acres, more or less.

BEING the same property conveyed to Larry T. Bennett and wife, virginia M. Bennett by Deed from John M. Bennett, Sr., and wife, Willie Mai Bennett, of record in Book 4896, page 921, Register's Office for Davidson County, Tennessee. The said Larry T. Bennett, having since died. ALSO BEING all of the same property conveyed to Frances Ilene York and Steve R. York, an undivied one-half interest each in, and to the survivor among them, by Quitclaim Deed from Virginia M. Bennett, a widow, of record in Book 10538, page 456, Register's Office for Davidson County, Tennessee. The said Steve R. York, having since conveyed all of his right title and interest to Frances Ilene York by Quitclaim Deed of record at Instrument No. 20020426-0051607, said Register's Office.

This conveyance is subject to taxes for the year 2002, and subsequent years,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4678 Grays Point Road, Joelton, TN 37080
(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 26th day of April 2002

Frances Ilene York
By: Frances Ilene York By Donna Shell
Donna Shell, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON
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 she 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

continued from page 1

easements and restrictive covenants of record.

Donna Shell executes this Instrument as Attorney-in-Fact on behalf of Ilene York, pursuant to Power-of-Attorney of record by Instrument No. 20020429-0052157 Register's Office for Davidson County, Tennessee.

Ilene York and Frances Ilene York is one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2002, before me, the undersigned, a Notary Public in and for said County and STate, personally appeared DONNA SHELL, to me known to be the person who executed the foregoing instrument in behalf of FRANCES ILENE YORK, and acknowledged that she executed the same as the free act and deed of the FRANCES ILENE YORK.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of April, 2002.

My commission expires: 10/25/03

Mary Bridget
NOTARY PUBLIC

FRANCES ILENE YORK AND ILENE YORK IS ONE AND THE SAME.

