Box 13
File # 3192

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00

Davidson County DEEDWARR
Recvd: 06/13/02 11:25 2pgs
Fees:13.00 Taxes:288.60

20020613-0072075

Subscribed and sworn to before me, this 24th day of May, 2002.

Notary Public
My commission expires: 5/24/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Lester Sells 5316 Edmondson Pike, #5 Nashville TN 37211	Mary Jo Sells 8225 US Hwy 70 West Marion AR 72364	161-1-0-A 049.00CO Garage: 161-01-0-A 010.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Danny L. Piper, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lester Sells and wife, Mary Jo Wood Sells, hereinafter called the Grantees, their successors 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 Unit No. 5316-5, together with Garage #10 on the Plan of Danbury Condominiums, shown as Exhibit "C" to the Master Deed of record in Book 6612, Page 75, specifically Page 122, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Danny L. Piper, married, by deed from Ellen Dianne Lamb McDowell, married, dated July 22, 1999, recorded in Book 11593, Page 378, Register's Office for said County.

Beth Ann Piper joins in this transaction to convey any interest, marital or otherwise, that she may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5316 Edmondson Pike, #5, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24 day of May, 2002.

Danny L. Piper by Angie K. Smith
Danny L. Piper, by Angie K. Smith, Attorney in Fact
Smith his atty in fact

Beth Ann Piper by Angie K. Smith
Beth Ann Piper, by Angie K. Smith, Attorney in Fact
Smith, her atty in fact

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 Angie K. Smith, 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 herein contained, and who further acknowledged that she is the attorney in fact for Danny L. Piper and Beth Ann Piper and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of May, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

