State of TN
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Subscribed and sworn to before me, this 27th day of August, 2002.

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public

Commission Expires:

My Commission - 1-25-03

Warranty Deed

Davidson County DEEDWARR
Recvd: 08/29/02 12:44 2pgs
Fees:13.00 Taxes:325.60

20020829-0104760

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N11096

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Georgia M. Shannon **711 Vanderhorst Drive** **Nashville, Tennessee 37207** MAP & PARCEL NO. **59-15-0-158**	**Georgia M. Shannon** **711 Vanderhorst Drive** **Nashville, Tennessee 37207**

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Gwendolyn Davis and Jessee Pipkin, Jr.

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Georgia M. Shannon, Unmarried.

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Haynes Manor Subdivision Section 2 as of record in Book 3700, Page 88, Register's Office for said County.

Said Lot No. 220 fronts 70.0 feet on the southerly margin of Vanderhorst Drive and extends back between parallel lines 156.0 feet to a rear line.

Being the same property conveyed to Jesse E. Pipkin and wife, Velma Pipkin in Warranty Deed from James H. Chandler, Jr. and wife, Elzer S. Chandler dated 9/20/1968 and recorded 9/23/1968 in Book 4271, Page 121, Official Records.

The said Jessee E. Pipkin died April 7, 1986 in Nashville, Tennessee. The said Velma Pipkin died intestate in Nashville, Tennessee on August 10, 2001 leaving three surviving heirs of the estate, Gwendolyn Davis, daughter and two sons: Jesse E. Pipkin, Jr., and Winford Lee Pipkin.

See Also, Affidavit of Heirship from Brenda M. Dill (Family Friend and Neighbor) recorded simultaneously herewith on in Instrument No. .

See also Quit-Claim Deed from Winford Lee Pipkin to Gwendolyn Davis and Jessee Pipkin, Jr., dated 8/16/2002 and recorded simultaneously herewith on 8-29-02, in Instrument No. 20020829-0104759.

THIS IS IMPROVED PROPERTY KNOWN AS: **711 Vanderhorst Drive, Nashville, TN 37207.00**.

To have and to hold the said tract or parcel of land, with the appurtenance, 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 **August 27, 2002** .

Gwendolyn Davis, Grantor

Jesse Pipkin, Jr, Grantor

State of VIRGINIA
County of STAFFORD

On this 27th day of August, 2002, before me personally appeared **Gwendolyn Davis and ~~Jesse Pipkin,~~ Jr.**, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal.

My Commission Expires: OCT 31 04

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JESSE PIPKIN, JR. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the of , the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the day of , 2000.

My Commission Expires:

Notary Public

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 27th day of August, 2002 before me personally appeared Jesse Pipkin, Jr. to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires: 11/29/03

SHAWNA HULSE
NOTARY AT LARGE
My Comm. Expires

Notary Public