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P.O. BOX 1135
Decatur TN 37322

WARRANTY DEED

This instrument prepared by:

MICHAEL A. VERSTYNEN
(Name)

P.O. BOX 326
(Street address or Route Number)

DECATUR,
(City)

TENNESSEE
(STATE)

37322
(ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:
Anthony B. Lippard
(NAME)
9516 Owen Street
(STREET ADDRESS OR ROUTE NUMBER)
Decatur, TN 37323
(CITY) STATE (ZIP CODE)

SEND TAX BILLS TO:
Lippard
(NAME)
(STREET ADDRESS)
(CITY) STATE (ZIP CODE)

MAP-PARCEL NUMBERS
132 044-04

CK 9465

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00) cash in hand paid by ANTHONY BRIAN ROBBINS and JAMES SCOTT NATION, Tenants In Common, ~~DOCKXXKX~~ the receipt of which is hereby acknowledged and no other consideration fully paid,

08/15/96	ADDD	16,000.00	12.00
08/15/96	CTAX		59.20
08/15/96	PFEE		1.00

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We, BILLY H. LIPPARD and wife, SANDRA K. LIPPARD

have bargained and sold, and by these presents do transfer and convey unto the said Anthony Brian Robbins and James Scott Nation, Tenants In Common, their heirs and assigns, a certain tract or parcel of land in the 2nd Civil District of Hamilton County, State of Tennessee, as follows: LYING AND BEING in the Second Civil District, Hamilton County, Tennessee LOT TWO (2), Grindstone West Subdivision, as shown by plat of record in Plat Book 34, Page 77, in the Register's Office of Hamilton County, Tennessee.

FOR prior title see Deed recorded in Book 2651, Page 303, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
SUBJECT TO any Governmental Zoning and Subdivision Ordinances or Regulations in effect thereon.
Utility Easement as shown or specified by recorded plat.
Drainage Easement as shown or specified by recorded plat.
Provisions as set out in instrument regarding subdivision plats, as recorded in Book 2116, Page 186, in the said Register's Office.
EXCEPTED OUT of the above described property in a 5' x 20' x 5' x 20' parcel of land lying in the Northeast corner of the above described tract being the same lands as included in the sign easement heretofore executed.

THIS INSTRUMENT PREPARED BY: MICHAEL A. VERSTYNEN, Attorney at Law, P.O. Box 326, Decatur, TN 37322, who does not certify matters of title, description and survey by this deed.
THIS INSTRUMENT must be recorded immediately in order to protect your interest in this property.

The previous and last conveyance being a Deed to
from
Registered in Register's Office of _____ County, State of Tennessee,
in Vol. _____ Page _____

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to
the said Anthony Brian Robbins and James Scott Nation, Tenants In Common,
their

heirs and assigns, forever. And WE do covenant with the said Anthony Brian Robbins and
James Scott Nation, Tenants In Common,

that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same
is unincumbered.

And we do further covenant and bind ourselves and our
heirs and representatives, to warrant and forever defend the title to said land to the said Anthony Brian Robbins
and James Nation, Tenants In Common, their

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 8 day of August, 19 96

Witness:

Billy H. Lippard
Leslie K. Lippard

State of Tennessee _____ County.

The foregoing Deed was received and transferred.

This _____ day of _____, 19____, at _____ O'Clock _____ M.

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

BOOK 4729 PAGE 949

STATE OF TENNESSEE, HAMILTON COUNTY

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named BILLY H. LIPPARD and wife, SANDRA K. LIPPARD

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Ooltewah, Hamilton

Tennessee, this 8 day of August, 1996

7-22-98 Tracy D. Hicks, Notary Public

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

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

the bargainer _____, 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 _____, 19____

My Commission Expires _____, 19____ Notary Public

REGISTRATION STAMP: STATE OF TENNESSEE, HAMILTON COUNTY, REGISTERED, 041499, DEPT # 801, 96 AUG 15 AM 8:01

STATE OF TENNESSEE, COUNTY, REGISTER'S OFFICE, 19____

The foregoing instrument and certificate were noted in Note Book _____ Page _____ At _____ O'clock _____ M

_____ 19____ and recorded in _____ Book _____ Series _____

Page _____

State Tax Paid \$ _____ Fee \$ _____ Recording Fee \$ _____ Total _____ Receipt No. _____

Witness my hand.

Register

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$16,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Tracy D. Hicks, Register or Notary Public, 7-22-98

Subscribed and sworn to before me this the 8 day of August

Tracy D. Hicks, Register or Notary Public, 7-22-98