This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, American Trust Bulding, Nashville, Tennessee

WARRANTY DEED

BOOK 4010 PAGE 119

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Virgil Nipp et ux	Same	Map 54-14
(NAME:) Rolling Mill Road	(NAME:)	Par. 25
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	MS
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid by James Virgil Nipp and wife Mattie Lou Nipp, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

L. T. Walton and A. L. Rhoten
have bargained and sold, and by these presents do transfer and convey unto the said James Virgil Nipp and wife Mattie Lou Nipp
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEING Lot No. 80 on the plan of Brandywine Farms, Section 2, as of record in Book 3700, page 28, Register's Office for said County.

SAID Lot No. 80 fronts 172.0 feet on the southwesterly side of Rolling Mill Road and extends back 338.5 feet on the northwesterly line and 331.7 feet on the southeasterly line to a dead line in the rear, measuring 92.5 feet thereon.

BEING the same property conveyed to L. T. Walton and A. L. Rhoten, by deed from J. R. Coarsey, Trustee, of record in Book 3966, page 689, Register's Office for Davidson County, Tennessee

Conveyance of this property is made subject to Restrictive covenants of record in Book 3816, page 544 and as amended in Book 3822, page 851, which were made applicable to these premises by instrument of record in Book 3936, page 811, Register's Office for Davidson County, Tennessee. And the plan of record in Book 3700, page 28 said Register's Office, shows an owner's certificate, a 50-foot minimum building setback line from Rolling Mill Road, and a 10-foot easement for public utility purposes along the rear line of said lot.

This is improved { } unimproved { } property, known as Rolling Mill Road (House Number) (Street) Nashville, Tennessee P. O. Address (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Virgil Nipp and wife Mattie Lou Nipp their *heirs and assigns, forever.*

And we *do covenant with the said* James Virgil Nipp and wife Mattie Lou Nipp *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.* except for current taxes and as noted above.

And we, L. T. Walton and A. L. Rhoten *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Virgil Nipp and wife Mattie Lou Nipp, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 22 *day of* April, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

L. T. Walton
L. T. WALTON

A. L. Rhoten
A. L. RHOTEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature], *a Notary Public in and for said County and State, the within named* L. T. Walton and A. L. Rhoten

*the bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 22 *day of* April, *19* 66

[signature], *Notary Public.*

Commission Expires May 22 1967

STATE OF .....
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, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

L. T. WALTON AND

A. L. RHOTEN

TO

JAMES VIRGIL NIPP AND WIFE

MATTIE LOU NIPP

25962

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 26 10 41 AM '66

NOTED: BOOK 114 PAGE 37
RECORDING FEE $ 2.00
DEP. REG. m

STATE TAX $ 88.75
PROBATE
TOTAL $ 88.75

APR 26 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID APR 26 1966