WARRANTY DEED BOOK 4130 PAGE 945

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert D. Lipsey, and wife	Kimbrough Kavanaugh + Assoc. same	Map 42-1
Joyce E. Lipsey (NAME) 811 Fonnic Drive	(NAME) 416 Union St.	Par. 20
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00 *DOLLARS*

and other good and valuable considerations the receipt of all of which is hereby acknowledged and in further consideration of the assumption of and the agreement by the Grantees herein to pay the principal balance now due plus future interst on a certain note in the principal sum of $21,500.00, said amount being secured by a deed of trust executed by Ben C. Dunn and wife Judith A. Dunn to Miller Kimbrough, Trustee as of Record in Book 4052, Pages 926,27, 82,&29

Ben C. Dunn, et ux *have bargained and sold, and by these presents do transfer and convey unto the said* Herbert D. Lipsey, Jr., and wife Joyce E. Lipsey, 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, being Lot No. 21 on the plan of Ozark Hills as of record in Book 3700, page 20, Register's Office for said County.

Said Lot No. 21 fronts 141.0 feet on the westerly side of Fonnic Drive and extends between lines 304.65 feet on the northerly side and 250.6 feet on the southerly side to a line in the rear and measures 160.41 feet thereon.

Being the same property conveyed to Ben C. Dunn and wife Judith A. Dunn from James W. Blair and wife Betty E. Blair of record in Book 4001, page 365, Register's Office for said County. This conveyance is made subject to restrictions in Book 3920, page 37, and setback line and easement as shown on plan of record in Book 3700, page 20, all in said Register's Office.

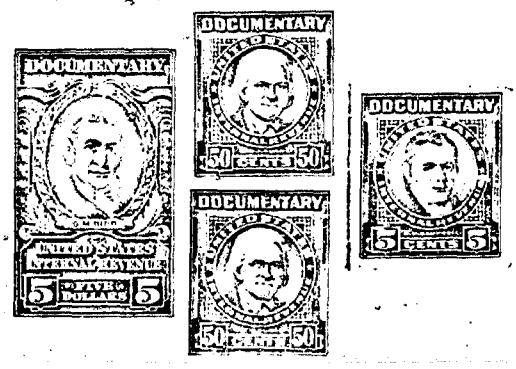
unimproved ( ) This is improved (X) property, known as 811 (House Number) Fonnic Drive (Street) Nashville, Tennessee (P. O. Address: City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert. D. Lipsey and wife Joyce E. Lipsey, their *heirs and assigns, forever.*

And we *do covenant with the said* Herbert D. Lipsey, and wife Joyce E. Lipsey, *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.*

And we, Ben C. Dunn and wife, Judith A. Dunn *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Herbert D. Lipsey, and wife Joyce E. Lipsey, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 11 *day of* May, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



Ben C. Dunn

Judith A. Dunn

BOOK 4130 PAGE 946

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William E. Traber, a Notary Public in and for said County and State, Ben C. Dunn and Judith A Dunn.

the within named bargainors, 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 10th day of May, 1967.

William E. Traber Notary Public

Commission expires Feb. 4, 1969

STATE TAX $ 4.00
PROBATE .50
TOTAL $ 4.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

MAY 12 1967

Before me, R. E. WORRAL, a Notary Public of the State and County aforesaid, personally appeared COUNTY COURT CLERK DAVIDSON COUNTY, TENN., with whom I am personally acquainted, and who, upon oath, acknowledged self to be ..... of the ..... PAID MAY 12 1967, 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 .....

71540

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 12 1 01 PM '67
NOTED: BOOK 116 PAGE 409
RECORDING FEE $ 2.00
DEP. REG. .....

WARRANTY DEED

FROM

Ben C. Dunn, et ux

TO

Herbert D. Lipsey, Jr., et ux

This instrument prepared by

Stephen North
Attorney at Law
401 Court Square Building
Nashville, Tennesse

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

MAIL TO:

W. G. TRABER
2525 [illegible]ANON ROAD
NA[illegible]E, TENN. 37214