This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, American Trust Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 4199 PAGE 327

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM K. KIPP, et ux W.K.K (NAME: S.J.K.	FIRST & MID-SOUTH MORTGAGE CO. (NAME:	Map 97-9
636 LARCHWOOD DRIVE (STREET ADDRESS OR ROUTE NUMBER)	410 UNION STREET (STREET ADDRESS)	Pcl. 3
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE)	full

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)----------*DOLLARS* cash in hand paid by WILLIAM K. KIPP and wife, SHIRLEY J. KIPP, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

THURMAN HOME BUILDING CORPORATION, has .....*~~have~~ bargained and sold, and by these presents do transfer and convey unto the said* WILLIAM K. KIPP and wife, SHIRLEY J. KIPP, 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. 22 on the Plan of Hickory Bend Subdivision, Section 7, as of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 61 feet along the curving northwesterly margin of Larchwood Drive and runs back 187.6 feet on its southerly side and 201.4 feet on its northeasterly side to a line at the rear measuring 90.22 feet thereon.

BEING part of the same property conveyed to Thurman Home Building Corporation, by deed from Waterfalls Developers, Inc., of record in Book 4141, page 842, as corrected in Book 4158, page 385, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 3642, page 478, said Register's Office, with particular reference to No. 17, and the Plan of record in Book 3600, page 29, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Larchwood Drive and a 10-foot easement for public utility purposes along the rear line, and a 2.5 x 25-foot utility anchor easement located on the southeasterly corner of said lot and a 5 x 25-foot utility anchor easement located on the margin of Larchwood Drive about midway across the

(continued on back)

unimproved ( )
This is improved ( ) property, known as 636 (House Number) Larchwood Drive (Street) Nashville, (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 WILLIAM K. KIPP and wife, SHIRLEY J. KIPP, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* WILLIAM K. KIPP and wife, SHIRLEY J. KIPP *that* it is *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 THURMAN HOME BUILDING CORPORATION, does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* WILLIAM K. KIPP and wife, SHIRLEY J. KIPP, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* this 19th *day of* December, *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.*

THURMAN HOME BUILDING CORPORATION

BY: Willie K. Davis

Willie K. Davis, Executive Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....

.....

.....

the within named 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.....Tennessee, 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 Willie K. Davis, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Executive Vice-President of the THURMAN HOME BUILDING CORPORATION, the within named bargainor, a corporation, and that he as such Exe. Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Executive Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee this 19th day of December, 19 67.

.....Notary Public

Commission expires 5-3-70

(continued from front page)
front of said lot, and an easement for an 18-inch sewer line and a manhole across the center of said lot as shown on said plan.

15,900.00

WARRANTY DEED

FROM

THURMAN HOME BUILDING CORPORATION

TO

WILLIAM K. KIPP, and wife,

SHIRLEY J. KIPP

00481

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 20 3 42 PM '67

NOTE BOOK 118 PAGE 24

RECORDING FEE 3.50

DEP. REG. m

STATE TAX $ 23.85
PROBATE .50
TOTAL $ 24.35

DEC 20 1967

R. E. VORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
By D.C. 196

Allied Title & Bond Co.
1600 Nissan Bank & Trust Bldg.
37201