BOOK 4329 PAGE 594

FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY

James H. Hill, Atty.- 626 Gallatin Rd., Madison, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Lena Flippen (NAME)	United Mortgagee Serv. Corp. (NAME)	Map 53-2
1314 Bryan st., (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 45
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 39017

IDENTIF. T REFERENCE

MAY 1 9 50 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,233.00

Marvin M. Flippen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April 1969.

Notary Public

MY COMMISSION EXPIRES: May 29, 1971

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marvin M. Flippen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lena Flippen and William R. King, as tenants in common,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: All my right, title and interest in and to the following described property;

Lot no. 180 on the Plan of Section C, Village of Old Hickory, Tennessee of record in Book 1424, page 66, Register's Office for said County and Lot no. 180-A on the Plan of Section C-1 and parts of Section C., Village of Old Hickory of record in Book 1424, page 130, said Register's Office.

Said lots nos. 180 and 180-A adjoin and front 77.0 feet on the Westerly margin of Bryan st., and run back between parallel lines 160 feet to a dead line.

Being a part of the same property as conveyed from James W. Fisher et ux, Clara Alice Fisher, by deed to Mrs. Lena Flippen, Marvin M. Flippen and William R. King, as of record in Book 4239, page 684, R. O. D. C., Tennessee.

(Grantees herein assume the balance of loan thereon and current taxes)

MAY-19	CONV	*3,233.00				
MAY-19	S'TAX		A*	8.32		
MAY-19	PR'FEE		A*	.50		
MAY-19	W'DEED		A*	3.00	*	11.82

This is unimproved ( ) improved (X) property, known as 1314 Bryan st., Old Hickory, Tennessee.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 26 day of April, 19 69

Marvin M. Flippen

After hours apt. #6 Old Hickory, Tenn.

STATE OF TENNESSEE
Davidson County

BOOK 4329 PAGE 595

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named MARVIN M FLIPPEN

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 26 day of April 1967

Commission expires May 24, 1971

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Mail to: Lena Flippen - 1313 Benham St - Old Hickory, Tenn.

WARRANTY DEED

FROM
Marvin M. Flippen,
unmarried

TO
Lena Flippen and

William R. King

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.