TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
(NAME)
(STREET ADDRESS OR ROUTE NUMBER)
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
First Federal S. & L. Assn.
(NAME)
Fourth at Union
(STREET ADDRESS)
Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
Map 75-3
Par. 62
BOOK 4344 PAGE 274

For and in consideration of the sum of ----------($10.00)----------
----------Ten and no/100----------DOLLARS
cash in hand paid by
Charles R. Nipper and wife, Mattie Jo Nipper
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,
FISCHER & SHORT CONSTRUCTION COMPANY, INC.
hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, 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. 167 on the Plan of Tulip Grove, Section III, as of record in Book 3700, page 146, Register's Office for said County.

Said lot fronts 95.85 feet on the easterly side of Albany Drive and runs back 193.55 feet on the northerly line and 168.99 feet on the southerly line, to a dead line in the rear on which it measures 73.29 feet.

Being part of the property conveyed to Fischer & Short Construction Company, Inc., by deed from Miller Kimbrough, Trustee, as of record in Book 4248, page 87, said Register's Office.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and to taxes for the year 1969 which have been prorated and assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as 533 Albany Drive (House Number) (Street) Hermitage, Tennessee (P. O. Address:) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 18th day of June, 1969.

FISCHER & SHORT CONSTRUCTION COMPANY, INC.

Attest: ----------

By: Robert D. Short, Jr.
Robert D. Short, Jr., President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, ----------, a Notary Public within and for the State and County aforesaid, personally appeared Robert D. Short, Jr. with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the President of the FISCHER & SHORT CONSTRUCTION COMPANY, INC. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert D. Short, Jr. as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of June, 1969.

My commission expires 1973

Notary Public.

TENNESSEE TITLE COMPANY

A45348

PUT REVENUE STAMPS HERE:

IDENTIF. REFERENCE

JUN 23 3 08 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1005 - REVISED

Please mail to: Mr. Charles R. Nipper, 533 Albany Drive, Hermitage, Tennessee 37076

$24,750.00

Corporate Warranty Deed

FROM
FISCHER & SHORT CONSTRUCTION COMPANY, INC.

To
CHARLES R. NIPPER and wife MATTIE JO NIPPER

REGISTER STAMP BELOW

JUN23	CONV	24,950.00			
JUN23 S'TAX			B*	64.74	
JUN23 PR'FEE			B*	.50	
JUN23	WDEED		B*	3.00	* 68.24

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 24,950.00

State of Tennessee) Affiant
County of Davidson)

Sworn to and subscribed before me this 18 day of June, 1969.

My commission expires: APR 23 1973

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public, and ex officio Clerk and Master of the aforesaid State and County.