BOOK 4346 PAGE 419

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William V. Pippin, Jr.	Dobson & Johnson, Inc.	
(NAME)	(NAME)	Map 52-6
849 Florence Avenue	1109 J. C. Bradford Building	Par. 95
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- Dollars,

Cash paid by William V. Pippin, Jr. and wife, Margaret F. Pippin, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $23,500.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, dated April 12, 1965, filed April 19, 1965, and recorded in book 3881, page 339, Register's Office for Davidson County, Tennessee.

We, Ellsworth K. Holden and wife, Ruth R. Holden,

have this day bargained and sold, and do hereby transfer and convey unto the said

William V. Pippin, Jr. and wife, Margaret F. Pippin,

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lots Nos. 26 and 27 on the Map of the Layman Foundation's Second Subdivision of Madison Heights, as shown on the survey made by Lewis D. Justice, Surveyor, in December, 1944, as follows:

Beginning at a point on the southerly margin of the proposed extension of Florence Avenue at the northeast corner of Lot 17-B shown on the Map of the Layman Foundation First Subdivision of Madison Heights, of record in Book 974, page 65, Register's Office for said County; thence southerly along the easterly line of Lot 17-B, 210 feet to the low water mark of Cumberland River; thence easterly along the low water mark of said River, 218 feet to the center of a drain; thence northerly along the center of said drain, 243 feet, more or less, to the southerly margin of a proposed extension of Florence Avenue and being the common corner of Lots Nos. 28 and 27 on the Map of the Second Subdivision; thence along the southerly margin of said Avenue, westerly 86.2 feet to a stake; thence continuing in the same direction 138.8 feet to the common corner of Lots Nos. 26 and 27; and continuing westwardly 140.9 feet to a stake; thence in the same direction 69.1 feet to the point of beginning.

Being the same property convey-d to Ellsworth K. Holden, and wife, Ruth R. Holden, by deed from Homer L. Tomlinson and wife, as of record in Book 3881, page 337, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 30th day of June 19 69

William V. Pippin Jr.
Affiant

My commission expires: 8-9-72 (Affix Seal)

Notary Public

This is unimproved / improved property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William V. Pippin, Jr. and wife, Margaret F. Pippin,

their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said William V. Pippin, Jr. and wife, Margaret F. Pippin, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 27th day of June, 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Ellsworth K. Holden
Ellsworth K. Holden

X Ruth R. Holden
Ruth R. Holden

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STATE OF ~~TENNESSEE~~ NEW JERSEY
COUNTY OF ~~DAVIDSON~~ MONMOUTH

Personally appeared before me, WILLIAM C. JOHNSON, JR. *, a Notary Public in and for said County and State,* Ellsworth K. Holden and wife, Ruth R. Holden

the within named 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 Middletown N. J. *this* 27 *day of* June *,* 1969

Commission expires WILLIAM C. JOHNSON, JR. NOTARY PUBLIC OF NEW JERSEY My Commission Expires Aug. 23, 1970

William C. Johnson Jr. *Notary Public*

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 .....

JUL-1 69	CONV	35,000.00			
JUL-1 69 S TAX			C*	91.00	
JUL-1 69 PR FEE			C*	.50	
JUL-1 69	W DEED		C*	3.00	* 94.50

WARRANTY DEED

FROM Ellsworth K. Holden, et ux

TO William V. Pippin, Jr., et ux

A 46175

IDENTIF. REFERENCE

JUL 1 11 33 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.