This Form furnished by Attorneys Title Company, Inc.

BOOK 4432 PAGE 722

Form No. WD-2

FROM

James A. Lipscomb and wife,

Jane Kelso Lipscomb

TO

Frances Gail Gaines

For draftsman's use

This instrument was prepared
by George E. Barrett, Attorney
10th Floor
Third National Bank Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Gail Gaines (NAME)	Frances Gail Gaines (NAME)	Map 118-1
1018 Kirkwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	1018 Kirkwood Avenue (STREET ADDRESS)	Par. 255
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	24W-13525

A84278

(FOR REGISTER'S USE)

IDENTIF REFERENCE

JUL 21 9 27 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$14,310.00

James A. Lipscomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July 19 70

Notary Public

MY COMMISSION EXPIRES Notary Public, Georgia, State at Large
My Commission Expires March 9, 1974

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) and no cents

DOLLARS

and the Assumption of an Installment Deed dated the 20th day of October, 1967, and recorded in Book Number 4184, page 240 at the Register's Office of Davidson County, Tennessee.

Grantor's have bargained and sold, and by these presents do transfer and convey unto the said Frances Gail Gaines, (single) and her 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. 100 on the Revised Map of Dr. L. G. Noel's Idlewild Subdivision, as of record in Book 547, page 55, Register's Office for said County.

Said Lot No. 100 fronts 60 feet on the northerly side of Kirkwood Avenue, and runs back with the easterly margin of 11th Avenue South, 150 feet, more or less, to an alley, measuring 60 feet thereon.

Being the same property conveyed to W. A. Benson, by deed from Samuel L. Cordell and wife, as of record in Book 1718, page 217, said Register's Office.

And being the same property conveyed to James Andrew Lipscomb and wife Jane Kelso Lipscomb by deed from W. A. Benson and wife Florence Riddle Benson of record in Book 4184, page 240, said Register's Office, and re-recorded in Book 4188, page 69, said Register's Office.

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WD-2

This is { unimproved / improved } property, known as 1018 Kirkwood Avenue, Nashville, Tenn.
(House Number) (Street) 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 Frances Gail Gaines her heirs and assigns, forever.

And we do covenant with the said Frances Gail Gaines 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., except as above set out.

And we, James A. Lipscomb and wife, Jane Kelso Lipscomb do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frances Gail Gaines her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 18 day of June, 19 70

/ James A. Lipscomb

/ Jane Kelso Lipscomb

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ DeKalb

Personally appeared before me, George E. Faulkner, a Notary Public in and for said County and State, the within named James A. Lipscomb and wife, Jane Kelso Lipscomb, the 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 Atlanta, Georgia Tennessee, this 18 day of June, 19 70

George E. Faulkner, Notary Public.

Notary Public, Georgia State at Large
Commission expires My Commission Expires March 9, 1974

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 .

JUL 21 CONV 14,310.00
JUL 21 S'TAX A* 37.18
JUL 21 PR'FEE A* .50
JUL 21 U'DEED A* 3.00 * 40.68

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .