BOOK 4439 PAGE 297

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,500.00

Mrs. John D. Pippin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 1970.

W. Williams
Notary Public

~~MY COMMISSION EXPIRES:~~ Aug Regular

~~(AFFIX SEAL)~~

This instrument was prepared by,
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. John D. Pippin (NAME)	Same (NAME)	Map 47
Rt #3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	% Par. 19
Ashland City Tenn. 37015 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, HALLIE M. SMITH

HEREINAFTER CALLED THE GRANTORS~~S~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN D. PIPPIN AND WIFE, BOBBIE JEAN PIPPIN

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:

Land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, on the headwaters of Sulphur and Bull Run Creeks, original plan being of record in Book 161, page 177, Register's Office for said County, and being known as part of Tract No. 8 on the Map of Dr. E. E. Brown's Farm, formerly Governor Roberts' property, and shown on a copy of a survey made by John D. Kerr, County Surveyor for Rutherford County, Tennessee, May 16, and 24, 1949, and as further shown on a copy of a survey made by Ralph W. C. Lambert dated July 24, 1970, as follows:

BEGINNING at a point on the westerly margin of Old Hickory Boulevard at the northeast corner of a part of Tract No. 8 conveyed to John R. Whitson and wife, by Robert C. Carter and wife, by deed of record in Book 2495, page 479, said Register's Office; thence with the westerly margin of said Boulevard north 16 deg. east 99.65 feet and north 22 deg. east 92.65 feet to an iron pin, 8' south of the southeast corner of tract No. 9 on said survey; thence north 70 deg. 45 min. west running parallel to the common line between said tracts Nos. 8 and 9, a distance of 254.0 feet; thence south 19 deg. 15 min. west 92.0 feet; thence north 70 deg. 45 min. west 1,330 feet; thence north 19 deg. 15 min. east 100.0 feet to a point in said common line between tracts 8 and 9; thence along said common line north 70 deg. 45 min. west 1,518 feet.

Being part of the same property conveyed to Hallie M. Smith, by deed from Charles H. Goddard and wife, Charlotte Faye Goddard, of record in Book 4309, page 146, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved (x) property, known as _____ (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 18th day of August, 19 70

Hallie Smith

STATE OF TENNESSEE
Davidson County

BOOK 4439 PAGE 298

GENE WILSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named HALLIE M. SMITH

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14TH day of August 19 70

Commission expires JANUARY 18, 1972

Gene Wilson
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

WARRANTY DEED

FROM
HALLIE M. SMITH

TO
JOHN D. PIPPIN AND WIFE,
BOBBIE JEAN PIPPIN

A 8 7 1 9 7

IDENTIF. REFERENCE

AUG 18 9 38 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 18 70	CONV	12,000.00			
AUG 18 70	S TAX		A*	31.20	
AUG 18 70	PR FEE		A*	.50	
AUG 18 70	W DEED		A*	3.00	* 34.70