COBB & MERRITT REALTY

FORM NO. WD-1

BOOK 4444 PAGE 852

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,230.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF September, 19 70

Harold L. Cobb
Notary Public

MY COMMISSION EXPIRES My Commission Expires April 26, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Atty. 633 Stahlman Bldg, Nashville, Tennessee,
from information furnished by the parties.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam D. Ipock (NAME)	First Federal Savings & Loan (NAME)	Map 75 7
4424 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Par 78
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Pal

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, KENNETH V. O'NEAL and wife, PATRICIA Z. O'NEAL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM D. IPOCK and wife, DONNA K. IPOCK

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 Davidson County, Tennessee, being Lot No. 182 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County.

SAID lot fronts 86 feet on the westerly side of Baton Rouge Drive and extends back 149.41 feet on the northerly line and 153.21 feet on the southerly line to a dead line which is a broken line and measures 67.99 feet thereon.

BEING the same property conveyed to Kenneth V. O'Neal and wife, Patricia Z. O'Neal by deed from F. E. Stratton, Jr. and wife, Bettie S. Stratton, of record in Book 4356, page 49, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to First Federal Savings & Loan Association, of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This conveyance is subject to restrictions, easements and setback lines applicable to said property.

unimproved ( )
This is improved (X) property, known as 4424 Baton Rouge Drive, Hermitage, 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 our hands this 12th day of September, 19 70

Kenneth V. O'Neal

Patricia Z. O'Neal

BOOK 4444 PAGE 853

CALIFORNIA

STATE OF ~~TENNESSEE~~ XXXXXXXXX
Davidson County
Ventura County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth V. O'Neal and wife, Patricia Z. O'Neal

the 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

Nashville, ~~Tennessee~~ California, this 1st day of September 19 70

Santa Susana

Commission expires 3-4-73

OFFICIAL SEAL
ELLEN R. COPP
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires March 4, 1973

Ellen R. Copp
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 KENNETH V. O'NEAL ET UX

TO SAM D. IPOCK ET UX

489702

IDENTIF. REFERENCE

SEP 11 1 52 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 11 70	CONV	23,230.00			
SEP 11 70	S'TAX		A*	60.32	
SEP 11 70	PR'FEE		A*	.50	
SEP 11 70	W'DEED		A*	3.00	* 63.82