WARRANTY DEED

BOOK 4486 PAGE 365

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John C. Canipe, Jr., ETUX (NAME)	Equitable Life Assurance Society (NAME)	Map 145-9
5316 Beauregard Drive (STREET ADDRESS OR ROUTE NUMBER)	306 Gay street (STREET ADDRESS)	Par. 75
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	FH 20742 inv

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHARLES E. HARGETT and wife, PATSY E. HARGETT

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN C. CANIPE, JR., and wife, BETTY R. CANIPE their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Tyne Valley Estates, Section 11, as of record in Book 3842, page 184, Register's Office for said County.

SAID Lot no. 28 fronts 185 feet along the northerly side of Beauregard Drive and extends back between lines 386.6 feet on the westerly line and 408.4 feet on the easterly line to a broken line at the rear, measuring 216.3 feet thereon.

BEING part of the same property conveyed to Charles E. Hargett by deed from Tyne Valley Development Company, a partnership, of record in Book 4317, page 669, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25.00

Subscribed and sworn to before me, this the 15th day of March 19 71

Affiant

My commission expires: June 6 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5316 (House Number) Beauregard Drive (Street) Nashville (P. O. Address) Tennessee. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JOHN C. CANIPE, JR. and wife, BETTY R. CANIPE 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOHN C. CANIPE, JR. and wife, BETTY R. CANIPE *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* March, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHARLES E. HARGETT

PATSY E. HARGETT

This Deed Prepared by: Gail P. Pigg, Attorney
1115 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* CHARLES E. HARGETT and wife, PATSY E. HARGETT

the within named 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 Nashville, Davidson County, Tennessee, *this* 15th *day of* March, *19* 71.

Mary Emery, *Notary Public*

Commission expires June 6, 1972

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 ...

Guaranty Title

WARRANTY DEED

FROM

CHARLES E. HARGETT, ETUX

TO

JOHN C. CANIPE, JR., ETUX

BETTY R. CANIPE

B 0 7 7 4 5

IDENTIF. REFERENCE

MAR 16 10 40 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAR 16 71	CONV	73,000.00			
MAR 16 71	S'TAX		A*	189.80	
MAR 16 71	PR'FEE		A*	.50	
MAR 16 71	W'DEED		A*	3.00	* 193.30

Compliments of

Guaranty Title

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

File: Gail P. Pigg, Attorney
1115 Stahlman Building
Nashville, Tennessee 37201