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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Laura H. Downey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 19 72

Pearl K. Yates
Notary Public

MY COMMISSION EXPIRES: July 31, 1974
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. Lee Corbett, 1720 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. McCurdy Lipsey et ux (NAME)	Fidelity Federal Savings & Loan Association (NAME)	16DA-16126
4012 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 118-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Parcel 136PW

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, Laura H. Downey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. McCurdy Lipsey, et ux Gladys T. Lipsey

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:

Being Lot No. 7 on the Plan of Lipscomb Heights, as of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee.
Said Lot NO. 7 fronts 137.6 feet on the easterly side of Lealand Lane and extends back 250 feet on the northerly line and 253.4 feet on the southerly line, to a line in the rear measuring 96.1 feet thereon.
Being the same property conveyed to Laura H. Downey by deed from W. Lee Corbett, Trustee, of record in Book 4598, Page 875, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to easement for sanitary sewer granted City of Nashville by grant from J. L. Moore and wife, of record in book 3345, page 86, said Register's Office, a plan of which is shown on page 87, and to 10-foot easement for public utilities; 100-foot minimum building setback line from Lealand Lane, and conditions of owners certificate, as shown on plan of record in book 2083, page 61, said Register's Office; and to restrictive covenants of record in book 2196, page 106, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4012 Lealand Lane, Nashville, 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 hand this 14th day of July, 19 72

Laura H. Downey

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Roger K. Yates, a Notary Public in and for said County and State, the within named Laura H. Downey

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 July 19 72

Commission expires July 31, 1974

Roger K. Yates
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

084,097-8

WARRANTY DEED

FROM Laura H. Downey

TO C. McCurdy Lipsey, et ux, Gladys T. Lipsey

B 67.520

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
IDENTIF. REFERENCE

JUL 17 10 01 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 17 72	CONV	32,500.00			
JUL 17 72	S TAX		A*	84.50	
JUL 17 72	PR FEE		A*	.50	
JUL 17 72	W DEED		A*	4.00	* 89.00