Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$12,450.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 1973

Notary Public W.K. Georgas, Jr.

MY COMMISSION EXPIRES: 5-10-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Pipkins (NAME)	Mortgage Associates, Inc. (NAME)	23W-00226
1403 Davidson Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	94-5
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	104

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, Willard Pursley et ux Ruth Ann Pursley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas F. Pipkins et ux Wanda H. Pipkins

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:

Lot No. 46 on the Plan of Shelby Heights Subdivision, Section 1 Revised, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 60 feet on the north margin of Davidson Street and extends back between lines 89.2 feet on the westerly line and 124 feet on the easterly line, to a dead line in the rear measuring 68.9 feet thereon.

Being the same property conveyed to Willard Pursley et ux Ruth Ann Pursley by deed from Raymond T. Blackmore, Sr. and Doris Blackmore Balthrop as of record in Book 4115, page 289, Register's Office for said County.

This conveyance is subject to the restrictive covenants of record in Book 2810, page 475, aforesaid Register's Office.

This is unimproved ( ) improved (X) property, known as 1403 Davidson Street, Nashville, Tenn. 37206
(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 hand s this 10th day of January, 1973

Willard Pursley

Ruth Ann Pursley

STATE OF TENNESSEE
Davidson County

BOOK 4672 PAGE 54

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Willard Pursley et ux Ruth Ann Pursley

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, this 10th day of January 19 73

Commission expires 5-10-75

Notary Public W.K.Georgas,Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 WILLARD PURSLEY ET UX RUTH ANN PURSLEY

TO THOMAS F. PIPKINS ET UX WANDA H. PIPKINS

B 9 1 1 2 0

IDENTIF. REFERENCE

JAN 15 10 58 AM '73

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

JAN 15 73	CONV	12,450.00			
JAN 15 73	S'TAX		A*	32.24	
JAN 15 73	PR'FEE		A*	.50	
JAN 15 73	W'DEED		A*	4.00	* 36.74