BOOK 4679 PAGE 996 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Henry H. Hipsher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 1973

Notary Public

MY COMMISSION EXPIRES: 4-5-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY W. C. Weems 336 Harrison
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Henry H. Hipsher (NAME)	The Lomas & Nettleton Company (NAME)	Map. 73-7
2213 Cabin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 34
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (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, Robert B. Baker and wife, Anneliese Baker,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry H. Hipsher and wife, Tommie S. Hipsher,

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. 477 on the Plan of Sunset View, Section 7, as of record in Book 2900 at Page 109, Register's Office for said County. Said Lot No. 477 fronts 90 feet on the westerly side of Cabin Hill Road and extends back between parallel lines 225 feet to a dead line.

Being the same real property conveyed to Robert B. Baker and wife, Anneliese Baker, by deed from Walter D. Pugh and wife, Willie Jo Pugh, of record in Book 4115, page 890, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1. Set back lines, utility easements, etc., shown on the Plan of Sunset View Subdivision, Section 7, as of record in Book 2900, page 109, which includes a 10-foot easement for public utility purposes along the rear line of said property, a 100-foot TVA easement across the rear of said property, a 40-foot building set back line from Cabin Hill Road and conditions of owners certificate as shown on said plan. 2. An easement and right-of-way for an electric power transmission line with rights of ingress and egress and other rights and privileges as set out in Book 1153, page 459, Register's Office for Davidson County, Tennessee. 3. Restrictive covenants contained in an instrument of record in Book 3129, page 387, R.O.D.C. ~~4. A deed of trust from Walter D. Pugh and wife, Willie Jo Pugh to R. Bruce Roberson, Jr., Trustee, to secure to the Prudential Insurance Company of America the payment of a note in the original amount of $12,600, payable at $80.19 monthly, beginning February 1, 1963 through January 1, 1993, as of record in Book 3517, page 38, R.O.D.C. which Grantees assume and agree to pay as a part of the consideration for this conveyance.~~

This is improved (X) unimproved ( ) property, known as 2213 Cabin Hill Road 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 our hands this 15 day of Dec, 1972

X Robert B. Baker

X Anneliese Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert H. Hume, Jr., a Notary Public in and for said County and State, the within named Robert B. Baker and wife, Anneliese Baker

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 15th day of December 1972

Commission expires My Commission Expires JULY 29, 1974

Robert H. Hume, Jr.
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

File in box #4

WARRANTY DEED

FROM
Robert B. Baker and wife,

Anneliese Baker

TO
Henry S. Hipsher and wife,

Tommie S. Hipsher

B 94286

IDENTIF. REFERENCE

FEB 9 2 16 PM '73

DAVIDSON COUNTY, TENN.

FEB-73	CONV	27,000.00			
FEB-73	S'TAX		A*	70.20	
FEB-73	PR'FEE		A*	.50	
FEB-73	W'DEED		A*	4.00	* 74.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

~~Grantors transfer and convey unto Grantees funds held in escrow by Prudential Insurance Company of America.~~

Void

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