for preparation of:
Nipon-Kent
2535 Franklin Rd.
Nashville, Tennessee

# WARRANTY DEED

BOOK 4820 PAGE 972

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| William Jon Hipp, et ux | Thomas & Hill, Inc. | 5D-16401 |
| (NAME) | (NAME) | |
| 103 Cherokee Hills Drive | P. O. Box 1833 | Map 148-3 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, Tennessee 37013 | Charleston, West Virginia 25327 | Par. 78 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of*

TEN AND NO/100 - - - - - - - ($10.00) - - - - - - - - - - - - - - - - *Dollars,* cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by said Grantees of the unpaid principal balance of a note in the original amount of $17,900.00, to Thomas & Hill, Inc., secured by a deed of trust to James A. Green, Trustee, and recorded in Book 4611, page 975, Register's Office for Davidson County, Tennessee, payable as specified therein,

WE, STEPHEN W. MUSGROVE and wife, MARY E. MUSGROVE

*have this day bargained and sold, and do hereby transfer and convey unto the said*

WILLIAM JON HIPP and wife, LINDA B. HIPP,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 420 on the Plan of Cherokee Hills Subdivision, Section 4, of record in Book 3500, page 113, Register's Office for said County.

Said Lot No. 420 fronts 70.0 feet on the southerly side of Cherokee Hills Drive and extends back 144.5 feet on the easterly side and 116.2 feet on the westerly side to a broken line in the rear on which it measures 139.3 feet thereon.

Being the same property conveyed to Stephen W. Musgrove and wife, Mary E. Musgrove by deed from Herbert A. Hedgepath, Jr., and wife, Jo Anne B. Hedgepath, of record in Book 4611, page 973, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3805, page 776, said Register's Office.

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It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,700.00

Subscribed and sworn to before me, this the 29th day of May, 1974

William Jon Hipp
Affiant

My commission expires: (Affix Seal) 3, 1975

Notary Public

This is improved (X) unimproved ( ) property, known as 103 Cherokee Hills Drive, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

William Jon Hipp and wife, Linda B. Hipp,

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,* except as abovementioned and the assumption of the 1974 taxes by said Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Jon Hipp and wife, Linda B. Hipp,

their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand*s *this* twenty-ninth *day of* May, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary E. Musgrove
Mary E. Musgrove

Stephen W. Musgrove
Stephen W. Musgrove

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen W. Musgrove and wife, Mary E. Musgrove

the within named 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 29th day of May, 19 74.

Ina N. Kent Notary Public

Commission expires My Commission Expires Nov. 8, 1975

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.....

JUN-3 74 CONV 21,700.00
JUN-3 74 S'TAX A* 56.42
JUN-3 74 PR'FEE A* .50
JUN-3 74 W'DEED A* 4.00 * 60.92

**WARRANTY DEED**

FROM
STEPHEN W. MUSGROVE, ETUX

TO
WILLIAM JON HIPP, ETUX

C 5 6 9 1 3

IDENTIF. REFERENCE

JUN 3 10 32 AM '74

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

Mail to: Nixon-Kent Realty Co. Inc.,2535 Franklin Road, Nashville, Tenn.