BOOK 1839 PAGE 682 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 1974.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael E. Tippitt (NAME) | National Mortgage Company (NAME) | 11D26015 |
| 1402 Florence Avenue (STREET ADDRESS OR ROUTE NUMBER) | 4140 Knight Arnold Road (STREET ADDRESS) | Map 34-13 |
| Madison, Tennessee (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38118 (CITY) (STATE) (ZIP) | Par 190 |

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, JIMMY O. SMITH and WILLIAM H. DORRIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL E. TIPPITT and wife, BEVERLY TIPPITT

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. 29, Block G, on the plan of East Lawn, of record in Book 547, pages 153 and 154, Register's Office for said County.

SAID Lot No. 29 fronts 50 feet on the southeasterly margin of Florence Avenue and extends back between parallel lines 120 feet to the northwesterly margin of the L & N right of way.

BEING the same property conveyed to Jimmy O. Smith and William H. Dorris by deed from D. W. Swindle and wife, which is being placed of record with this instrument.

unimproved ( )
This is improved (X) property, known as 1402 Florence Avenue, Madison, Tennessee 37115
(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 29th day of July, 1974

Jimmy O. Smith

William H. Dorris

CA/CAS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIMMY O. SMITH and WILLIAM H. DORRIS

the 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, Tennessee, this 29th day of July 19 74

Commission expires 5-1-76

John W. Adams
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

WARRANTY DEED

FROM

JIMMY O. SMITH and

WILLIAM H. DORRIS

TO

MICHAEL E. TIPPITT ET UX

C 65461

IDENTIF. REFERENCE

JUL 31 2 53 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUL 31 74 | CONV | 12,000.00 | | | |
| JUL 31 74 | S'TAX | | A* | 31.20 | |
| JUL 31 74 | PR'FEE | | A* | .50 | |
| JUL 31 74 | W'DEED | | A* | 4.00 | * 35.70 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201