BOOK 4879 PAGE 330

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. William M. Lanier (NAME)	Same (NAME)	43-6-319
564 Singer Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Five Thousand ($5,000.00) DOLLARS

and the assumption by the grantees herein of a certain note dated 2/14/73, and Deed of Trust, the latter of record in Book, 4682, Page 279, Register's Office of Davidson County, Tennessee, we Terry J. Tipps and wife Naomi N. Tipps,

JAN-6[illegible]	CONV	27,700.00			
JAN-6[illegible]	S'TAX		A*	59.02	
JAN-6[illegible]	PR'FEE		A*	.50	
JAN-6[illegible]	W'DEED		A*	4.00	* 63.52

have bargained and sold, and by these presents do transfer and convey unto the said William M. Lanier and wife Marie C. Lanier

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 194 on the Plan of Madison Park, Section 8, as of record in Book 4300, Page 117, Register's Office for said County.

Said lot fronts 60 feet on the southerly margin of Singer Drive and runs back 163.6 feet on the easterly line and 149.3 feet on the westerly line to a dead line in the rear on which it measures 82.3 feet.

Being the same property conveyed to Terry J. Tipps and wife, Naomi N. Tipps, by deed from John Riadon Homes, Inc., as of record in Book 4682, Page 277, said Register's Office.

C83355

IDENTIF. REFERENCE

JAN 6 9 31 AM '75

FEES PAID REGISTER DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 564 Singer Drive (House Number) (Street)
Madison, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 6th day of October, 19 74.

Terry J. Tipps

Naomi N. Tipps

NOTARY PUBLIC

DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

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COUNTY OF _____

Personally appeared before me, Hamilton Gayden, Jr., a Notary Public in and for said County and State, the within named Terry J. Tipps and Naomi N. Tipps

the bargainor, with whom I am personally acquainted, and who acknowledged that we have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 18th day of October, 19 74.

My commission expires 12/14/74 Notary Public

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,701.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

William W. Lewis

Sworn to and subscribed before me

this 18th day of October, 19 74.

My commission expires 12/14/74 Notary Public

This instrument was prepared by:

Hamilton Gayden, Jr., 501 Union Street, Nashville, Tennessee 37219

Name | Address

Room 301 - Miller C. House

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219