BOOK 4970 PAGE 790

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 1975.

Notary Public

MY COMMISSION EXPIRES: 1/29/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| Joseph T. Ipser (NAME) | Mortgage Associates, Inc. (NAME) | 9D 01177 |
| 8370 Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 81386 (STREET ADDRESS) | Map 127 |
| Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP) | Chamblee, Georgia 30341 (CITY) (STATE) (ZIP) | Parcel 137 |

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, ZACK CHEEK BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph T. Ipser et ux Susan J. Ipser

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:

BEING Lot No. 2 on the Plan of Huntwick Estates, of record in Book 4660, page 64, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Zack Cheek Builders, Inc. by deed from Zack R. Cheek et ux of record in Book 4770, page 574, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 8370 Charlotte Pike, Nashville, Tennessee 37209
(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 my hand this 10th day of November, 19 75

ZACK CHEEK BUILDERS, INC.

BY: Zack R. Cheek, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ______________________, a Notary Public in and for said County and State, the within named ______________________

______________________

______________________

the bargainor____, with whom I am personally acquainted, and who acknowledged that ______________ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______________

______________, Tennessee, this ________ day of ______________ 19____

Commission expires ______________ ______________ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Zack R. Cheek and ______________ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the President and ______________ respectively of the Zack Cheek Builders, Inc. the within named bargainor, a corporation, and that (he ) (~~they~~) as such President 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 Zack R. Cheek as such President, ~~and attesting the same by the said~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX ~~as such~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville on this the 10th day of November, 19 75.

My commission expires 1/29/79

Earline Morelli [signature]
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

D 24242

WARRANTY DEED

FROM

ZACK CHEEK BUILDERS, INC.

TO

JOSEPH T. IPSER ET UX

FILE BOX # 12

IDENTIF. REFERENCE

Nov 13 11 04 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| NOV 13 75 CONV | 67,500.00 | | | |
| NOV 13 75 S'TAX | | A* | 162.50 | |
| NOV 13 75 PR'FEE | | A* | .50 | |
| NOV 13 75 W'DEED | | A* | 4.00 | * 167.00 |