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THIS INSTRUMENT PREPARED BY:
FRANKLIN D. BRABSON, ATTORNEY
404 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred B. Shipman	Home Federal Savings & Loan	Map 161-6
(NAME:)	(NAME:) Association	
Plaza Professional Bldg.	Life & Casualty Tower	Parcels 239,
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37219	240, 241 & 242
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Thousand and NO/100----------

----------($10,000.00)---*DOLLARS*

cash in hand paid to Walter L. Timmons, Jr. and David M. Knight, hereinafter referred to as Grantors, by Fred B. Shipman, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the agreement on the part of the said Grantee to assume and pay principal and interest in the amount of Seven Hundred Eighty--Nine and 28/100 ($789.28) Dollars per month, commencing on the 1st day of April, 1972, and continuing until the principal sum of Ninety-Five Thousand Three Hundred Sixty-One and 20/100 ($95,361.20) Dollars, said principal sum being the unpaid principal balance of a debt secured by Deeds of Trust of record in Book 4523, pages 223, 227, 231 and 235, Register's Office for Davidson County, Tennessee, is paid in full. Walter L. Timmons and David M. Knight, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Fred B. Shipman, Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain tracts or parcels of land in the Sixth Civil District of Davidson County, Tennessee, described as follows:

Being Lots Nos. 138, 139, 140, and 141, as shown on the Plan of Huntington Park, Section Two, or record in Book 4175, page 108, Register's Office for said County.

Said Lot No. 138 fronts 75.00 feet on the westerly side of Whitaker Drive, and runs back between lines, 145.00 feet on its northerly line, and 137.50 feet on its southerly line to a broken line in the rear on which it measures to a total distance of 107.09 feet.

Said Lot No. 139 fronts 80.00 feet on the westerly side of Whitaker Drive, and runs back between lines, 149.85 feet on its northerly line, and 145.00 feet on its southerly line, to a broken line in the rear on which it measures a total distance of 80.27 feet.

Said Lot No. 140 fronts a total distance of 80.81 feet along the westerly side of Whitaker Drive, and runs back between lines, 150.00 feet on its southerly line, to a line in the rear on which it measures 81.15 feet.

Said Lot No. 141 fronts 79.00 feet on the westerly side of Whitaker Drive, and runs back between lines, 151.40 feet on its northerly line, and 150.00 feet on its southerly line, to a broken line in the rear on which it measures a total distance of 90.25 feet.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 12 day of February, 19 73

Affiant

My commission expires: 11/3/76 (Affix Seal)

Notary Public

Being the same property conveyed to Fred B. Shipman, Walter L. Timmons, Jr. and David M. Knight from Atlas Construction Company, of record in Book _____, page _____, Register's Office for said County.

Said Lots Nos. 138. 139, 140, and 141, are conveyed expressly subject to the following:

1. Taxes for the year 1973, to be prorated.

2. Restrictive Covenants of record in Book 4393, page 383, said Register's Office.

3. Said Plan of record in Book 4175, page 108, shows: (a) an Owner's Certificate; (b) a 30-foot minimum building setback line along Whitaker Drive; (c) a 10-foot drainage and utility easement along the rear lines of each of said lots; (d) with respect to Lot No. 138, a 2-1/2 x 25-foot utility anchor easement along its southerly line at its intersection with Whitaker Drive, with respect to Lots No. 139 and 140, a 5 x 25-foot utility anchor easement along their common boundary at its intersection with Whitaker Drive, said easement having a width of 2-1/2 feet on each side of said line; (e) with respect to Lot No. 141, a 2-1/2 x 25-foot utility anchor easement along its northerly line at its intersection with Whitaker Drive.

XXXXXXX) This is improved (X) property, known as Whitaker Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, *his heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantee *that* They are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as hereinabove set out.

And Grantors do *do further covenant and bind* their successors, *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 13th *day of* February, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter L. Timmons
Walter L. Timmons, Jr.

David M. Knight
David M. Knight

THIS INSTRUMENT PREPARED BY:
Franklin D. Brabson, Attorney
1703 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara Ferguson, *a Notary Public in and for said County and State, the within named* Walter L. Timmons, Jr. and David M. Knight

*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* 13th *day of* February, *19* 73.

Barbara Ferguson, *Notary Public.*

Commission Expires 10-26-74.

STATE OF.....
COUNTY OF.....

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....., *this*.....

day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

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D 48445

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

MAY 11 10 09 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

MAY 11 76	CONV	10,000.00			
MAY 11 76	S'TAX		B*	26.00	
MAY 11 76	PR'FEE		B*	.50	
MAY 11 76	W'DEED		B*	8.00	* 34.50