Prepared by: Sloan Realty & Auction
1799-B North Gallatin Rd.
Madison, Tenn.

WARRANTY DEED

BOOK 5037 PAGE 373

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Francis E. Hipkins	Same	
(NAME)	(NAME)	
461 Annex Avenue		91-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37209		268
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND NINE HUNDRED FIFTY & NO/100 ($2,950.00) *Dollars,*

cash in hand paid receipt of which is hereby acknowledged,

I, J. R. Sanders

have this day bargained and sold, and do hereby transfer and convey unto the said Francis E. Hipkins

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lots Nos. 715, 717, and 719, Block No. 108, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office of said County.

Said Lots Nos. 715, 717 and 719 front 25 feet each on the northerly side of Michigan Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to J. R. Sanders, single, by deed from Lena M. Gray of record in Book 4772, page 856, Register's Office of said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,950.00

Subscribed and sworn to before me, this the 16th day of June 19 76

Affiant

My commission expires: 4-30-80 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 4808 Michigan Avenue, Nashville, Tenn. 37209
(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

Francis E. HIpkins

his *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Francis E. Hipkins

his

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

Witness my *hand this* 16th *day of* June, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. R. SANDERS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. C. Sloan, *a Notary Public in and for said County and State,* J. R. Sanders

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

Witness my hand and official seal at Madison, Tennessee
this 16th *day of* June, *19* 76

A. C. Sloan
Notary Public

A. C. SLOAN NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires 4-30-80

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 .....

WARRANTY DEED

FROM

J. R. SANDERS (SINGLE)

TO

FRANCIS E. HIPKINS (SINGLE)

Mail To
Francis E. Hipkins
5104 Debwaneque.
Nashville, Tenn.
37209

D 5 4 7 | 1 8

IDENTIFICATION

JUN 21 | 01

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

JUN 21 76	CONV	*2,950.00			
JUN 21 76	S'TAX		B*	7.54	
JUN 21 76	PR'FEE		B*	.50	
JUN 21 76	W'DEED		B*	4.00	* 12.04