BOOK 5051 PAGE 636

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 35,000.00

David C. Kipp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF July 19 76

Notary Public

MY COMMISSION EXPIRES: 11-7-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Kipp, etux (NAME)	Dobson & Johnson, Inc. (NAME)	95-4
135 Spring Valley Road (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	233
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	3D-16600

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, PAUL A. THROOP and wife, ADELINE I. THROOP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID CLARE KIPP and wife, VIOLA H. KIPP

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 parts of Lot No. 72 and 73 on the plan of part of Bluefields, as of record in Book 843, page 34, Register's Office for said County, being Lot No. 11 on the unrecorded plan of the resubdivision of Lots Nos. 71, 72 and 73, in Bluefields, described according to a survey made by Z. J. Wilkinson, Surveyor, July 10, 1950, as follows:

BEGINNING on the easterly margin of Spring Valley Road at a point 60 feet south of the corner of Lots Nos. 71 and 72, being the southwest corner of the property conveyed to Gordon G. Pierce and wife, by deed from R.D. Stanford, Trustee, of record in Book 1909, page 593, said Register's Office, thence with said Road, southwardly 110 feet to the corner of Lots Nos. 10 and 11 on said unrecorded plan; thence with the line between said two lots, eastwardly 263 feet to the westerly line of the property conveyed to Carl M. Gessler and wife, by deed from R.D. Stanford, Jr., Trustee, of record in Book 2011, page 495, said Register's Office, thence with said line, northwardly 80 feet to the southeast corner of said Pierce property; thence with the southerly line of said Pierce property, north 81° 33' west 284.1 feet to the beginning.

BEING the same property conveyed to Paul A. Throop and wife, Adeline I Throop by deed of record in Book 4838, page 114, Register's Office for Davidson County, Tennessee.

THIS Conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 135 Spring Valley Road, Nashville, Tennessee 37214
(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 hand this 27th day of July, 1976

X Paul A. Throop
Paul A. Throop

X Adeline I. Throop
Adeline I Throop

RECORDED 1976 JUL 28 AM 8:35

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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

Paul A. Throop and wife, Adeline I. Throop

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

Nashville, Tennessee, this 22nd day of July, 19 76

Commission expires 11-13-1979

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

TO

D60652

IDENTIFICATION REFERENCE

JUL 29 8 54 AM '76

FELIX A. POISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JUL 29 76	CONV	35,000.00		
JUL 29 76	S'TAX		B* 91.00	
JUL 29 76	PR'FEE		B* .50	
JUL 29 76	W'DEED		B* 4.00	* 95.50

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.