BOOK 5054 PAGE 877

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
FRED G. BILYEU, ET UX., ET AL.

TO
FRANCIS E. HIPKINS, ET UX.

For draftsman's use
THIS INSTRUMENT PREPARED BY:
McWilliams, Berry & Oglesby
Attorney at Law
125 Third Avenue, North
Franklin, Tennessee 37064

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis E. Hipkins, et ux. (NAME)	First Federal Savings & Loan Assn. (NAME)	Map 103-12
109 Lauderdale Road (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	Par 215
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)
IDENTIF. REFERENCE
AUG 6 3 35 PM '76
FEE
REGISTER
DAVIDSON COUNTY, TENN.

D62170

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 52,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF July 1976.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

For and in Consideration of the sum of Fifty Two Thousand Nine Hundred and no/100 ($52,900.00)---------- DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, we, FRED G. BILYEU AND WIFE, DOROTHY JEAN BILYEU: CHARLES FISKE MINTON AND WIFE, TWILA MINTON AND CALEB BELL AND WIFE, ELIZABETH ELOUISE BELL,

have bargained and sold, and by these presents do transfer and convey unto the said FRANCIS E. HIPKINS AND WIFE, FRANCES M. HIPKINS,

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

Land in Davidson County, Tennessee, being Lot No. 5, Block "J" on the Plan of Cherokee Park, Third Section, of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the west side of Lauderdale Road and runs back between lines 154.71 feet on the south line and 154.78 feet on the north line, to a dead line in the rear on which it measures 58 feet thereon.

Being the same property conveyed to Fred G. Bilyeu and wife, Dorothy Jean Bilyeu; Charles Fiske Minton and wife, Twila Minton and Caleb Bell and wife, Elizabeth Elouise Bell, by deed of Lucille E. Pritchard of record in Book 5036, page 917, Register's Office of Williamson County, Tennessee.

AUG-6[illegible]	CONV	52,900.00		
AUG-6[illegible] S'TAX			B* 137.54	
AUG-6[illegible] FR'FEE			B* .50	
AUG-6[illegible]	W'DEED		B* 4.00	* 142.04

BOOK 5054 PAGE 878

WD-2

This is { unimproved ( ) / improved ( ) } property, known as 109 (House Number) Lauderdale Road (Street) Nashville (P. O. Address: City or Town) 37205 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Francis E. Hipkins and wife, Frances M. Hipkins their heirs and assigns, forever.

And we do covenant with the said Francis E. Hipkins and wife, Frances M. Hipkins 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.

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 Francis E. Hipkins and wife, Frances M. Hipkins, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand this 4th day of July Aug. 19 76

Fred G. Bilyeu
Dorothy Jean Bilyeu
Charles Fiske Minton
Twila Minton
Caleb H. Bell
Elizabeth Elouise Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Clarine Johnson, a Notary Public in and for said County and State, the within named Fred G. Bilyeu and wife, Dorothy Jean Bilyeu; Charles Fiske Minton and wife, Twila Minton and Caleb Bell and wife, Elizabeth Elouise Bell 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 Franklin, Tenn. Tennessee, this 4th day of Aug, 19 76

Clarine Johnson, Notary Public.

Commission expires Dec 22, 1978

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 .....

File First Ind.