This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5074 PAGE 209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Minnie B. Lymon	Fidelity Federal Savs. & Ln. Assn.	10W-4420
(NAME)	(NAME)	
907 15th Avenue South	401 Union Street	105-1 PAR. 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Minnie B. Lymon, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Minnie B. Lymon has assumed and agreed to pay the unpaid balance of an original indebtedness of $25,400.00 secured by deed of trust of record in book 4886, page 912, Register's Office for Davidson County, Tennessee,

I, Morris E. Tipton, an unmarried man,

have this day bargained and sold, and do hereby transfer and convey unto the said Minnie B. Lymon, her

(successors), heirs and assigns,

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

Being Lot No. 60 on the Plan of B. F. Shield's Heirs Tract, of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, described according to a survey by Barge, Waggoner, Sumner and Cannon, Engineers, dated September 30, 1971, and revised March 14, 1973, as follows:
Beginning at a concrete monument in the westerly margin of 15th Avenue South, said concrete monument being 120.8 feet south of the right-of-way of South Street extended; thence with the margin of 15th Avenue South, South 8 degrees 52 minutes West 50.25 feet to an iron pin; thence leaving said Avenue, North 82 degrees 10 minutes West 140.5 feet to an iron pin in the margin of Alley No. 436; thence with the margin of the same North 8 degrees 52 minutes East 50.25 feet to an iron pin; thence leaving said Alley South 82 degrees 10 minutes East 140.5 feet to the point of beginning.

Being the same property conveyed to Morris E. Tipton (Div), by deed from Sam McKissack and wife, Olivia J. McKissack, of record in Book 4909, page 524, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in book 4220, page 723, and book 4876, page 535, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 31,500.00

Subscribed and sworn to before me, this the 30th day of September 19 76

Affiant Minnie B. Lymon *

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

This is unimproved ( ) improved (X) property, known as 907 15th Avenue South, Nashville, Tennessee
(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 Minnie B. Lymon, her

(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.,* except as above set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Minnie B. Lymon, her

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

Witness my *hand this* 30th *day of* September, 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.*

Morris E. Tipton

BOOK 5074 PAGE 210

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enary, a Notary Public in and for said County and State, Morris E. Tipton, ~~and wife~~, an unmarried man,

the within named 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 Nashville this 1st day of October, 19 76.

Mary Enary
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC Tennessee

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.....

OCT-1 76	CONV	31,500.00			
OCT-1 76 S'TAX			B*	81.90	
OCT-1 76 P'FEE			B*	.50	
OCT-1 76	W'DEED		B*	4.00	* 86.40

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST
NASHVILLE, TENN. 230/55

WARRANTY DEED

FROM
Morris E. Tipton et ux.

TO
Minnie B. Lymon

D 70699

IDENTIF. REFERENCE

OCT 1 12 56 PH '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238