ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 5121 PAGE 461	MAP-PARCEL NUMBERS:
Fred B. Shipman (NAME)	Same (NAME)	Map 95-12
Suite 103 Cumberland Office Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 5
Madison, TN 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of a division in kind of real property held as tenants in common, XXXXXXX the undersigned, Walter L. Timmons, Jr. and Fred B. Shipman (joined by their respective spouses)

have bargained and sold, and by these presents do transfer and convey unto the said Fred B. Shipman

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

Land in the Third Civil District of Davidson County, Tennessee being described according to a survey by John Knohl as follows:

BEGINNING at a corner pin at the easterly margin of McGavock Pike said point being 188.9 feet south from Graylynn Drive; thence North 73 degrees 16 minutes East 215.09 feet to a point; thence South 56 degrees 02 minutes East 251.3 feet to an iron pin; thence South 79 degrees 55 minutes West 385.8 feet to corner pin in McGavock Pike, said pin being 131.2 feet from the Northwest corner of Woodberry Park as of record in Book 2133, page 119, Register's Office of Davidson County, Tennessee; thence along said margin of McGavock Pike 150.2 feet to the point of beginning.

BEING the same property conveyed to grantors by deed from Robert Hughes and wife, Sandra Loyce S. Hughes, of record in Book 4617, page 226, Register's office for Davidson County.

This conveyance is subject to a purchase money mortgage* in favor of said Robert Hughes, et ux, which is administered by Home Federal Savings & Loan Association, Donelson, Tennessee, and subject to easements of record at Book 4277, page 971, and Restrictive Covenants of record at Book 2958, page 63, said Register's office.

*Deed of Trust in Book 4617, page 228.

unimproved ( )
This is improved (X) property, known as 293 McGavock Pike (House Number) (Street)
Nashville, Tennessee 37214
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 4th day of March, 19 77.

Fred B. Shipman Walter L. Timmons

Fred B. Shipman Joanne L. Timmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Virginia Phillips, a Notary Public in and for said County and State, the within named Fred B. Shipman, Brenda Shipman, Walter L. Timmons, Jr. and Joanne L. Timmons

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 4th day of March, 19 77.

My commission expires 7-8-79 Notary Public Virginia Phillips

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $_____ This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

This instrument was prepared by:

William E. Martin, Atty., Harwell Barr Martin & Sloan, Home Federal Bldg.
Name Nashville, TN 37219 Address

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, hereby makes oath that the real property conveyed by this Warranty Deed is a division in kind of realty formerly owned by tenants in common. Therefore, the undersigned claims the tax exemption provided by TCA §67-4102 Item S(a)(2)2.

MAR-7 MISC B* 6.00 * 6.00

Fred B. Aleyne

Sworn to and subscribed before me, a notary public in and for Davidson County, Tennessee, this 4 day of March, 1977.

Virginia Phelps
Notary Public

My commission expires: 7-8-79

D 62298

RECEIVED FOR REFERENCE
MAR 7 1 41 PM '77
REGISTER
DAVIDSON COUNTY, TENN.