This instrument prepared by Richard Manson, 2701 Jefferson St., Nashville, Tn 37208

BOOK 5151 PAGE 823

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
OLLIE J. TIPTON (NAME)	FIDELITY FEDERAL SAVINGS & LOAN Assoc. (NAME)	32-15
1382 Bella Vista Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	32-59
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the hereinafter named, Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I Morris E. Tipton hereinafter called the Grantor.

have bargained and sold, and by these presents do transfer and convey unto the said OLLIE J. TIPTON

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

BEING LOT NO. 1 on the Plan of Grande Villa Section 2, as of record in Book 4675, page 158, Register's Office for said County.

Said lot fronts 117.5 feet on the northerly side of Bellavista-Boulevard and runs back 385.43 feet on the southwesterly line, 94.10 feet on the easterly line and 305.34 feet on the northeasterly line to a line in the rear which measures 130.0 feet.

Being the same property conveyed to Morris E. Tipton and Ollie J. Tipton by Deed from Zack Cheek Builders, Inc., as of record in Book 5097, page 91, Register's Office for said County.

The Grantee takes this property subject to a first loan in the approximate amount of $49,050.00 as evidence by a Deed of Trust as of Record in Book _____ page _____ Register's Office for said county.

This is improved (XX) unimproved ( ) property, known as 1382 Bella Vista Boulevard Nashville, Tn
(House Number) (Street)

(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 14th day of April, 19 77.

Morris E. Tipton

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MORRIS E. TIPTON

the 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 Nashville, Tennessee, this 14th day of April, 1977.

My commission expires 11-21-78 Notary Public Joyce H. Hogan

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 DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,050.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 14th day of April, 1977.

My commission expires 11/21/78 Notary Public Joyce H. Hogan

This instrument was prepared by:

Name Address

MAY26'77 CONV 49,050.00
MAY26'77 S'TAX B* 127.40
MAY26'77 PR'FEE B* .50
MAY26'77 WDEED B* 4.00 * 131.90

WARRANTY DEED

FROM MORRIS E. TIPTON

TO OLLIE J. TIPTON

E05777

IDENTIF. REFERENCE

MAY 26 10 22 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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