This instrument was prepared by A. C. Bloom, Attorney at Law,
320 Gallatin Road, Madison, Tennessee. 37115

BOOK 5159 PAGE 347

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph England (NAME)	Same (NAME)	Map 71-11
1502 Meridian Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 276
Nashville, Tn. 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	XXX-XX-XXXX-XXXXXXXXX

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- .....
----------($10.00)---------- *Dollars,*

cash in hand paid by the said grantee, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Jasper Lee Pippin and wife, Margaret Capps Pippin, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Ralph England, herein called the grantee, his

..... XXXXXXXX *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of a Resubdivision of part of Lot No. 14 of the John Woodard Lands, as of record in Book 5060, page 131, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Meridian Street, common corner of Lots Nos. 1 and 2; thence with said margin, South 4° 53' 04" West 63.50 feet to the beginning of a curve having a radius of 25 feet; thence with said curve, southwestwardly 39.27 feet to an iron pin in the northerly margin of Gatewood Avenue; thence with said margin, North 85° 06' 56" West 83.16 feet to an iron pin; thence North 4° 47' 26" East 83.50 feet to a point, common corner of said Lots Nos. 1 and 2; thence with the line between said two lots, eastwardly 108.27 feet to the point of beginning.

Being part of the same property conveyed to Jasper Lee Pippin and wife, Margaret Capps Pippin, by deed from Elizabeth Helen White and husband, L. S. White, of record in Book 1261, page 469, said Register's Office.

This conveyance is made subject to setback lines as shown on Plan of record in book 5060, page 131, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00

Subscribed and sworn to before me, this the 10th day of June, 19 77

Affiant Ralph England

My commission expires 4-30-80 (Affix Seal)

Notary Public A. C. Bloom

This is Improved ( ) property, known as ..... (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 grantee, his ..... XXXXXXXX *heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatices, to warrant and forever defend the title to said real estate to said* grantee, his ..... XXXXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 10th *day of* June, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jasper Lee Pippin
(Jasper Lee Pippin)

Margaret Capps Pippin
(Margaret Capps Pippin)

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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,* Jasper Lee Pippin and wife, Margaret Capps Pippin

*the within named 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 Madison *Tennessee, this* 14th *day of* June, *19* 77.

A. C. Sloan *Notary Public*

My Commission expires 4-30-80

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 .....

JUN 15 77	CONV	*3,500.00				
JUN 15 77	S'TAX		B*	9.10		
JUN 15 77	PR'FEE		B*	.50		
JUN 15 77	W'DEED		B*	4.00	*	13.60

WARRANTY DEED

FROM
Jasper Lee Pippin et ux

TO
Ralph England

E 0 9 1 4 0

IDENTIF. REFERENCE

JUN 15 10 38 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS