FORM NO. WD-1

BOOK 5160 PAGE 198

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,500

John T. Zipp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 1977

Pam L. McPherson
Notary Public

MY COMMISSION EXPIRES: 4-29-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles A. Leach, 26th Floor, First American Center, Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. &Mrs. John T. Zipperer	First Southern Savings & Loan	52-8-60
(NAME)	(NAME)	
1250 Sioux Terrace	4205 Hillsboro Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alvin A. Fleck and wife, Gaethea F. Fleck,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Thomas Zipperer and wife, Cynthia Knobel Zipperer

HEREINAFTER CALLED THE GRANTEES, 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. 61 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, page 114, Register's Office for said County.

Said Lot No. 61 fronts 115.8 feet on the westerly margin of Sioux Terrace and extends back 109.5 feet on the northerly line and 158.9 feet on the southerly line to a dead line in the rear, measuring 113.1 feet thereon.

Being the same property conveyed to Alvin A. Fleck and wife, Gaethea F. Fleck, by deed from Michael A. Headley and wife, Rebecca A. Headley, of record in Book 4634, page 434, Register's Office for Davidson County, Tennessee.

This is {unimproved / improved (X)} property, known as 1250 Sioux Terrace, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 16th day of June, 19 77

Alvin A. Fleck
Alvin A. Fleck

Gaethea F. Fleck
Gaethea F. Fleck

STATE OF TENNESSEE
Davidson County

BOOK 5160 PAGE 199

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alvin A. Fleck and wife, Gaethea F. Fleck

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 16th day of June, 1977

Commission expires 4-22-80

Notary Public

NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
ALVIN A. FLECK AND WIFE,
GAETHEA F. FLECK

TO
JOHN THOMAS ZIPPERER AND WIFE, CYNTHIA KNOBEL ZIPPERER

E09400

IDENTIF. REFERENCE

JUN 16 12 09 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN 16 77	CONV	41,500.00			
JUN 16 77	S'TAX		B*	107.90	
JUN 16 77	R'FEE		B*	.50	
JUN 16 77	W'DEED		B*	4.00	* 112.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.