THIS INSTRUMENT PREPARED BY:
W. Ovid Collins, Jr.
Attorney at Law
18th Floor, Third National Bank Building
Nashville, Tennessee 37219

BOOK 5182 PAGE 792

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William T. Ivie	Same	72-4-312
(NAME)	(NAME)	
1431 McAlpine Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37216		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) BY Dollars, cash in hand paid by William T. Ivie and Jacqueline C. Ivie and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Joseph P. Ivie, Jr. and wife, Ellen Hoge Ivie and Irene I. Bumpus and husband, Thomas Adrian Bumpus

have this day bargained and sold, and do hereby transfer and convey unto the said William T. Ivie and Jacqueline C. Ivie as tenants in common, their heirs and assigns, a 1/4 undivided interest each in (SUCCESSORS), ~~heirs and assigns~~

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

Being Lot No. 26 of Block "C" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.
Said Lot No. 26 fronts 100 feet on the easterly side of McAlpine Avenue and runs back between parallel lines 175 feet to a dead line.
Being the same property conveyed to J. P. Ivie (who is the same person as Joseph Perry Ivie) by deed from Ernest R. Seals and wife of record in Book 1257, Page 94 said Register's Office, he having died on November 5, 1976 and devised said tract to Eunice Edson Ivie by Will of record in Will Book 40, Page 562, County Court Clerk's Office for Williamson County, Tennessee, a copy of which is attached hereto, and Eunice Edson Ivie having predeceased J. P. Ivie, intestate, and left surviving their four children, Jacqueline C. Ivie, Irene I. Bumpus, William T. Ivie and Joseph P. Ivie, Jr., to whom Eva Lee Beam Ivie, surviving widow of J. P. Ivie, conveyed all her right, title and interest in said tract by Quitclaim Deed of record in Book 5169, Page 574, Register's Office for Davidson County, Tennessee.
The purpose of this conveyance is to transfer to Grantees the 1/4 undivided interest owned by each of the two Grantors and their spouses with the result that Grantees will then own a 1/2 undivided interest each in the described tract.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 14th day of July 1977

Affiant Jacqueline C. Ivie

My Commission Expires: MY COMMISSION EXPIRES NOV. 26, 1978 (Affix Seal)

Notary Public William T. Ivie

This is ( ) unimproved (X) improved property known as 1431 McAlpine Avenue, (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jacqueline C. Ivie and William T. Ivie as tenants in common, their (successors), heirs and assigns forever. We do 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Jacqueline C. Ivie and William T. Ivie, as tenants in common, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this Fourteenth day of July, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Joseph P. Ivie Jr. Irene I. Bumpus

x Ellen Hoge Ivie Thomas Adrian Bumpus

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William T. Ivie *a Notary Public in and for said County and State,* Joseph P. Ivie, Jr. and wife, Ellen Hoge Ivie and Irene I. Bumpus and husband, Thomas Adrian Bumpus *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 Nashville, *Tennessee, this* 14TH *day of* July, *19* 77.

William T. Ivie *Notary Public*

Commission expires MY COMMISSION EXPIRES NOV. 26, 1978

WILLIAM T. IVIE * NOTARY PUBLIC * DAVIDSON COUNTY

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 .....

AUG 11 77	CONV	18,000.00			
AUG 11 77	S'TAX		B*	46.80	
AUG 11 77	PR'FEE		B*	.50	
AUG 11 77	W'DEED		B*	4.00	* 51.30

File 1st Amer Land Bk

WARRANTY DEED

FROM

TO

E 19819

IDENTIF. REFERENCE

AUG 11 9 19 AM '77

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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