26187

WARRANTY DEED

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IDENTIF. REFERENCE

SEP 15 1 33 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

John R. Tipton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF September, 1977

Notary Public

MY COMMISSION EXPIRES: July 9, 1980
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Battle Claiborne, attorney, 2313 Hillsboro Rd., Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Tipton et ux (NAME)	First Federal Savings & Loan (NAME)	144-14-2
2213 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Ave., North (STREET ADDRESS)	
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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~~ I, Louise Rose Wauford,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Tipton and wife Bille T. Tipton

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. 28 on the Plan of Chickering Valley, of record in Book 2331, pages 121, 122 and 123, Register's Office for said County. Said Lot No. 28 fronts 141 feet on the southerly side of Chickering Land and runs back between lines, 536 feet on the westerly line and 737.7 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 338.8 feet thereon.

Being the same property conveyed to Milton Wauford and wife, Louise Rose Wauford by deed from Wiley Hampton Sullivan and wife, Mary Lillian Sullivan of record in Book 3837, page 611, Register's Office for Davidson County, Tennessee, and by Quit Claim deed from Milton Wauford to Louise Rose Wauford of record in Book 4983, page 570, said Register's Office.

This is improved (X) unimproved ( ) property, known as 2213 Chickering Lane, Nashville, Tenn. 37215
(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 my hand this 13th day of September, 1977

Louise Rose Wauford

Louise Rose Wauford

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Louise Rose Wauford

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 1977

Commission Expires July 9, 1980

Notary Public

STATE OF _____
_____ 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 { his oath / their several oaths } acknowledged { himself / themselves } 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 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

SEP 15 77 CONV 90,000.00
SEP 15 77 S'TAX B* 234.00
SEP 15 77 PR'FEE B* .50
SEP 15 77 W'DEED B* 4.00 * 238.50

WARRANTY DEED

FROM ~~Louise Rose Wauford~~ single woman

TO John R. Tipton and wife Lyle T. Tipton

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York