This instrument prepared by:
Paul Holbrook, Attorney
1202 Nashville Bank & Trust Bldg,
Nashville, Tennessee 37201

BOOK 5204 PAGE 183

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Waylan C. Dean et al (NAME)	same (NAME)	83-14-301 EK
403 By-Pass West (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Columbia, Tennessee 38401 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of - - - - - - - - - - - - TEN - - - - - - - - - -
- ($10.00) - - - - - *Dollars,*

cash in hand paid by the hereinafter Waylan C. Dean and Carlton D. Baker, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Edgar E. Pipkin and wife, June W. Pipkin

have this day bargained and sold, and do hereby transfer and convey unto the said

Waylan C. Dean and Carlton D. Baker

their ~~XXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 107 on the Map of the Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for said County.

Said Lot fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edgar E. Pipkin and wife, Della Pipkin (now deceased), by deed from D. F. Crowder and wife, Ida Ophelia Crowder, of record in Book 1429, page 642, said Register's Office.

This conveyance shall include all furniture and equiptment located in the herein described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $20,000.00

Subscribed and sworn to before me, this the 30th day of September, 19 77.

My commission expires: 4/25/81.
(Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 1617 Shelby Avenue (House Number) (Street) Nashville 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

Waylan C. Dean and Carlton D. Baker

their ~~XXXXXX~~(s),

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*

Purchasers assume taxes for the year of 1977.

further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Waylan C. Dean and Carlton D. Baker, their

~~XXXXXXXX~~ *heirs and assigns, against the lawful claims of all persons*

Witness our *hand* s *this* 30th *day of* September, 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.*

Edgar E. Pipkin
June W. Pipkin

BOOK 5204 PAGE 184

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Edgar E. Pipkin and wife, June W. Pipkin *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* 30th *day of* September, *19* 77.

Notary Public

Commission expires 4/25/81.

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 .....

WARRANTY DEED

FROM
Edgar E. Pipkin et ux
TO
Waylan C. Dean et al

SEP 30 77	CONV	20,000.00				
SEP 30 77	S'TAX		B*	52.00		
SEP 30 77	PR'FEE		B*	.50		
SEP 30 77	W'DEED		B*	4.00	*	56.50

E 28953

IDENTIF. REFERENCE

SEP 30 2 54 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238