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IDENTIF. REFERENCE

DEC 28 | 38 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5237 PAGE 561

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 19 77.

Notary Public

MY COMMISSION EXPIRES: November 10, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., 4515 Harding Road Suite 303, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. McClain, unmarried	The Benford-Whiting Company	75-7-78
& G. David Lane, unmarried (NAME)	(NAME)	
4424 Baton Rouge Drive	P. O. Box 17322	4D-24633
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. 37076	Nashville, Tennessee 37217	
(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, SAM D. IPOCK and wife, DONNA K. IPOCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT L. McCLAIN, unmarried, and G. DAVID LANE, unmarried

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:

Being Lot No. 182 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, Page 12, Register's Office for said County.

Said lot fronts 86 feet on the westerly side of Baton Rouge Drive and extends back 149.41 feet on the northerly line and 153.21 feet on the southerly line to a dead line which is a broken line and measures 67.99 feet thereon.

Being all the same property conveyed to Sam D. Ipock and wife, Donna K. Ipock, by deed from Kenneth V. O'Neal and wife, Patricia Z. O'Neal, of record in Book 4444, Page 852, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4228, Page 457, and the limitations that appear on the plan of record in Book 4175, Page 12, both in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4424 Baton Rouge Drive, Hermitage, Tennessee 37076
(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 27th day of December, 19 77

Sam D. Ipock

Donna K. Ipock

STATE OF TENNESSEE
Davidson County

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MARBUT GLENN GASTON JR

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Sam D. Ipock and Donna K. Ipock

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 27th day of December, 19 77

Commission expires 1-19-81

Notary Public

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
Sam D. Ipock et ux Donna K. Ipock

TO
Robert L. McClain, unmarried, and
G. David Lane, unmarried

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, Tennessee 37205

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC28'77 CONV 43,900.00
DEC28'77 S'TAX B* 114.14
DEC28'77 PR'FEE B* .50
DEC28'77 W'DEED B* 4.00 * 118.64