BOOK 5254 PAGE 225

E-51-102

WARRANTY DEED

IDENTIF. REFERENCE

FEB 17 10 26 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,807.33

Cletis Winningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 78

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLETIS WINNINGHAM (NAME)	First Federal Savings & Loan Assn. (NAME)	Map 107-9
1004 Norcross Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth Avenue (STREET ADDRESS)	Par - 8 JW
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, GORDON V. SHIPPEY AND WIFE, JERALDINE H. SHIPPEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLETIS WINNINGHAM AND WIFE, JEWELL WINNINGHAM

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, TENNESEE, BEING LOT NO. 12 ON THE PLAN OF PATRICIA HEIGHTS ANNEX, AS OF RECORD IN BOOK 2900, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 FRONTS 145 FEET ON THE NORTH SIDE OF NORCROSS DRIVE, AND RUNS BACK 291.85 FEET ON THE EASTERLY LINE AND 216.73 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 208.96 FEET.

BEING THE SAME PROPERTY CONVEYED TO GORDON V. SHIPPEY AND WIFE, JERALDINE H. SHIPPEY BY DEED FROM RANDALL PHILLIPS BUILDERS, INC. AS OF RECORD IN BOOK 3104, PAGE 325, REGISTER'S OFFICE FOR SAID COUNTY.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4590, PAGE 450, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 1004 NORCROSS DRIVE, NASHVILLE, TN.
(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 15TH day of FEBRUARY, 19 78

Gordon V. Shippey
GORDON V. SHIPPEY

Jeraldine H. Shippey
JERALDINE H. SHIPPEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GORDON V. SHIPPEY AND WIFE, JERALDINE H. SHIPPEY

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, TN. this 15 day of FEBRUARY, 19 78

Commission Expires 4/20/82 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 / he / they } _____ 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

RETURN TO:
DICK WINECOFF, REALTORS
4207 LEBANON ROAD
HERMITAGE, TENN. 37076

FEB 17 78	CONV	36,809.33			
FEB 17 78	S'TAX		B*	95.68	
FEB 17 78	PR'FEE		B*	.50	
FEB 17 78	W'DEED		B*	4.00	* 100.18

WARRANTY DEED

FROM
GORDON V. SHIPPEY ET UX

TO
CLETIS WINNINGHAM ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York