This deed was prepared by:

James L. Fuqua, Jr., Attorney
919 West Main Street
Hendersonville, Tennessee 37075

BOOK 5313 PAGE 893

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nellie S. Burks Old Hickory Boulevard Whites Creek, Tennessee 37189	same	Map 40 Parcel 62

FOR AND IN CONSIDERATION of past services of Nellie S. Burks to me and my husband and the additional consideration of the payment of Ten Thousand ($10,000.00) Dollars cash in hand to us paid and the agreement of the Grantee to spend an additional Ten Thousand ($10,000.00) Dollars in improving our home place, the undersigned, Mary Belle Ipock and husband, Liff Ipock, have bargained and sold and by these presents do transfer and convey unto Nellie S. Burks the Grantors undivided interest to a certain tract of land in the 10th (formerly the 22nd) Civil District of Davidson County, Tennessee, known as the Hutchinson home place property, consisting of approximately 55.46 acres more or less being the remainder of a 72 acre tract conveyed to John Hutchinson by deeds of record in Book 75, Page 623, Book 81, Page 522 and Book 448, Page 352, Register's Office for Davidson County, Tennessee, there being excluded from this conveyance all of the right, title and interest of the grantors in and to the tract conveyed to John Hutchinson heirs by deed of the commissioners of record in Book 448, Page 352, Register's Office for Davidson County, Tennessee, which has been conveyed to the grantee herein by deed of record in Book 4265, Page 856 and subject to an adjustment that may be required in order to complete the one-third

JAMES L. FUQUA, JR.
ATTORNEY AT LAW
919 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
822-4400

interest of Ike N. Hutchinson, deceased, conveyed to the grantee herein by a deed of record in book 4265, Page 56, Register's Office for Davidson County, Tennessee.

The Grantor, Liff Ipock, enters into this conveyance solely as the husband of Mary Belle Ipock.

The Grantors herein reserve a life estate in their interest in their home place and a tract of land, square in shape, consisting of one acre upon which their home place is situated to be set out by a survey subsequent to the execution of this deed.

TO HAVE AND TO HOLD the said tract of land with the appurtenances title estate and interest thereto belonging to the said Nellie S. Burks and to her heirs and assigns forever.

And we do covenant to the said Nellie S. Burke that we are lawfully seized and possessed of an undivided one-half interest in the land in fee simple and have good right to convey it and that the interest is unencumbered except by current Metropolitan Nashville and Davidson County taxes and grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the land to the said Nellie S. Burks and her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 17 day of Feb, 1978.

PHILIP N. BANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mary Belle Ipock

JAMES H. FUQUA, JR.
ATTORNEY AT LAW
919 WEST MAIN STREET
ANDERSONVILLE, TENNESSEE
37075
822-4400

STATE OF TENNESSEE

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COUNTY OF

Personally appeared before me, PHILIP M. BANKS, a Notary Public in and for the said County and State, the within named Mary Belle Fizer the bargainors, with whom I am personally, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 17 day of Feb., 1978.

Philip M Banks
NOTARY PUBLIC at Large

My Commission Expires: May 20, 1981

E 7 7 9 6 4

IDENTIF. REFERENCE

Jul 20 | 35 PM '78

FELIX Z. N. DAVIDSON REGISTER

STATE OF TENNESSEE

COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Nellie S. Burke
AFFIANT

Subscribed and sworn to before me, this the 19th day of July, 1978.

Dorothy Louise Carver
NOTARY PUBLIC

My Commission Expires: 1-14-81

JUL 20 78 CONV 40,000.00
JUL 20 78 S'TAX B* 104.00
JUL 20 78 PR'FEE B* .50
JUL 20 78 W'DEED B* 6.00 * 110.50

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