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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000—

X Stanley C. Lipski Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF November, 19 78.

X [signature]
Notary Public

MY COMMISSION EXPIRES: 4-19-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James A. Carney, Attorney — 730 Stahlman Building, Nashville, Tenn. 37201
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley C. Lipski Jr. / et ux (NAME)	Same (NAME)	Map 60-12
2017 Jones Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 65
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12DZ7850

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, James A. Carney and wife, Edith A. Carney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley C. Lipski Jr. and wife, Barbara F. Lipski

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 two tracts of land described as follows:

TRACT I - Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Ssrveyor, October 9, 1954, described as follows:

Being the front portion of a lot on Hart Lane, beginning at a point on the northerly margin of Hart Lane and going 283.3 feet northerly on the westerly margin of this lot; thence east 50 feet; thence south 286.4 feet and thence west 50 feet to the beginning.

TRACT II - Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, October 9, 1954, described as follows:

Being the southerly 32 feet of the rear portion of a lot on Hart Lane, beginning at a point on the westerly margin 283.3 feet north of the northerly margin of Hart Lane, from said point north 32 feet on the westerly margin; thence east 50 feet; thence south 32 feet; thence west 50 feet to the point of beginning.

Being the same property conveyed to James A. Carney and wife, Edith A. Carney, by deed from Gilbert L. Sepulveda and wife, Bernice Thorpe Sepulveda, as of record in Book 4520, page 630, Register's Office for Davidson County, Tennessee.

Buyers assume and agree to pay the balance due on a first mortgage note secured by a deed of trust executed by James A. Carney and wife, Edith A. Carney, to Lin S. Williams, Trustee, securing Elizabeth Bush in the original principal sum of $15,000.00, bearing interest at the rate of 8½% per annum, payable $150.00 monthly, amended by Extension Agreement recorded in Book 5351, P.94, R.O.D.C., Tenn.

unimproved ( )
This is improved (X) property, known as 207 (House Number) Hart Lane (Street) Nashville, Tenn. 37207 (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 17 day of November, 19 78

Edith A. Carney
Edith A. Carney

James A. Carney
James A. Carney

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James A. Carney and Edith A. Carney the bargainors, 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 17th day of November, 1978.

Commission expires 2/2/80

Betty Ezell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Betty Ezell, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____ 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 ~~17th~~ Nashville on this the 17th day of December, 19 78.

My commission expires 2/2/80

Betty Ezell
Notary Public

WARRANTY DEED

FROM
James A. Carney et ux

TO
Stanley C. Lipski et ux

F. 0 2 7 4 6

IDENTIF. REFERENCE

Nov 30 3 12 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV 30 78	CONV	12,000.00	
NOV 30 78	S'TAX	B*	31.20
NOV 30 78	PR'FEE	B*	.50
NOV 30 78	W'DEED	B*	4.00
		*	35.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail: Lawson & Brace
23 Fl. Stahlman Bldg
Nash. 37219