THIS INSTRUMENT PREPARED BY:

Malcolm L. Mimms, Jr.
Barksdale, Whalley, Gilbert and Frank
Seventh Floor, Third National Bank Building
Nashville, Tennessee 37219

WARRANTY DEED

Address new owner:	Tax bills to:	Map/Parcel Nos.
Susan O. Richardson 2037 Castleman Drive Nashville, Tennessee 37215	First Federal Savings & Loan Association 236 Fourth Avenue North Nashville, Tennessee 37219	Map 131-06 Parcel 33 16 DA-28340

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, including the assumption of a certain indebtedness to First Federal Savings & Loan Association secured by a deed of trust of record in Book 5124, page 39, Register's Office, Davidson County, Tennessee.

We, STEPHEN J. PIPPENGER and wife, NORA W. PIPPENGER, have this day bargained and sold and do hereby transfer and convey unto the said SUSAN O. RICHARDSON, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Overton Hills, Block 7, of record in Book 843, page 66, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 4 fronts 100 feet on the southerly side of Castleman Drive and runs back 194.1 feet on the westerly line and 182.3 feet on the easterly line to a dead line in the rear measuring 118 feet thereon.
>
> Being the same property conveyed to Stephen I. Pippenger and wife, Nora W. Pippenger, by deed from Marilyn Ann Shields, a single person, of record in Book 5124, page 37, Register's Office for said county.
>
> This conveyance is subject to restrictive covenants of record in Book 998, page 78, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved property known as 2037 Castleman Drive, Nashville, Tennessee 37215.

To have and to hold said real estate with the appurtenances, estate, title and interest belonging to the said Susan O. Richardson, her 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 except for restrictions, easements, liens and setback lines of record and a certain indebtedness

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to First Federal Savings & Loan Association, as indicated above. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Susan O. Richardson, her heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 15th day of March, 1979.

Stephen J. Pippenger

Nora W. Pippenger

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said state and county, Stephen J. Pippenger and wife, Nora W. Pippenger, the within named 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 office this 15th day of March, 1979.

My Commission Expires:
Feb. 26, 1980

Notary Public

F. 1.8 7.6 8

IDENTIF. REFERENCE

MAR 15 3 51 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

Susan O. Richardson

SUBSCRIBED and sworn to before me this 15th day of March, 1979.

My Commission Expires:
Feb. 26, 1980

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

69000.00- CAMT.
179.40 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 183.90-
9038A03/15/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8 7. 6 8

IDENTIF. REFERENCE T

MAR 15 3 51 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 670635