ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Morris E. Tipton, Sr. (NAME)	SAME (NAME)	81-16-489
1419 Acklin Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and _____ DOLLARS

and other good and valuable consideration, receipt of which is hereby acknowledged, Grace H. Ferguson, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Morris E. Tipton, Sr.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I: Being part of Lots Nos. 15 and 16 on the Map of McGavock, Wetmore & Others' Second Addition to Nashville, called Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of 14th Ave. North, 100 feet north of the north margin of Jefferson Street; thence easterly parallel to the north margin of Jefferson 71 feet to a point; thence northerly 43.8 feet to a point in the south margin of an alley; thence with the margin of the same westerly 71 feet to the easterly margin of 14th Ave. North; thence with the margin of the same southerly 43.8 feet to the beginning.

Being the same property conveyed to M.G. Ferguson, Trustee with power to sell and convey by deed from M. A. Armstrong, unmarried of record in Book 3283, page 575, said Register's Office. The said M. G. Ferguson having since died.

TRACT II: Land in Davidson County, Tennessee, being the south part of Lot No. 16 and the south part of the west 12 feet of Lot No. 15 on the Map of D. T. McGavock, et al, Addition of record in Book 21, page 41, Register's Office for said County.

Said parts of said lots adjoin and front together 71 feet on the north side of Jefferson Street and runs back between parallel lines, along the east margin of 14th Ave. North, 100 feet to a dead line.

Being the same property conveyed to Grace H. Ferguson by deed from Citizens Insurance Agency, Inc. of record in Book 5404, page 666, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1222 Jefferson St, 1104 14th Avenue North (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30th day of April, 1979.

GRACE H. FERGUSON Grace H. Ferguson

STATE OF TENNESSEE

BOOK 5430 PAGE 20

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GRACE H. FERGUSON, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 1st day of April, 1979.

My commission expires 1-12-82 Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Julian W. Blackshear, Jr.

Sworn to and subscribed before me this 30th day of April, 1979.

My commission expires October 18, 1981 Notary Public W. M. H. Thompson

This instrument was prepared by:

Julian W. Blackshear, Jr., 1118 Parkway Towers, Nashville, TN 37219

Name Address

F. 27.280

135 WARRANTY DEED 05/02 64,30- CHECK

FROM GRACE H. FERGUSON, a widow

TO Morris E. Tipton, Sr.

IDENTIF. REFERENCE

MAY 2 3 41 PM '79

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

BOOK 5430 PAGE 21

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
			23000.00- CO	
			59.80 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	64.30-
0135A05/02/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.27280

IDENTIF. REFERENCE

MAY 2 3 41 PM '79

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

No. 681357