This instrument Prepared By:
DAVID T. GILBERT
Ori...
23...
Nas...

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Fisher, Lee & C Tower
...ville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
51-11-62	James G. Tippitt Margaret A. Tippitt	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 017116-2
11D-19070	217 Freda Villa	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Mary S. Tippitt Hopper , Unmarried
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James G. Tippitt and wife, Margaret A. Tippitt

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Part Lot No. 75 on the Plan of Oakland Acres, Section VII, as of record in Book 2663, Page 108, Register's Office for said County.

BEGINNING at a point in the easterly margin of Freda Villa at the common corner of Lots Nos. 75 and 76; thence northerly along said margin 117.0 feet to a point, the common corner of Lots Nos. 74 and 75; thence easterly along the common line between said lots, 352.4 feet to a point in the westerly margin of the L & N Railroad right of way; thence southerly along said margin 67 feet to the northeast corner of the property vested in Fletcher M. Simmons, Jr., and wife, Nola B. Simmons, by decree entered in Minute Book 74, page 273, Chancery Court at Nashville; thence with Simmons' northerly line westerly in a straight line, 358.5 feet more or less to the point of beginning.

Being the same property conveyed to Mary S. Tippitt Hopper, by deed from Maddux Construction Company, Inc., as of record in Book 3673, page 623, said Register's Office.
This conveyance is made subject to restrictions in Book 2901, page 366.

The above named Mary S. Tippitt Hopper being the one and same person as Mary S. Tippitt.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of June , 19 79

Mary S. Tippitt Hopper

Mary S. Tippitt Hopper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Mary S. Tippitt Hopper, unmarried

the bargainor(s), 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, Tennessee, this, the 29th day of June, 1979.

My commission expires: 7-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 56,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

F: 37899

IDENTIF. REFERENCE

JUL 2 2 51 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Mary S. Tippitt Hopper

TO James G. Tippitt
Margaret A. Tippitt

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

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

RECEIVED OF _____

FOR _____

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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
			56300.00- CO	
			146.38 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK	152.88-
3702A07/02/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 37899

IDENTIF. REFERENCE

JUL 2 2 51 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694513