FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

46,100.00 Christine Carter Gipson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF JULY, 19 79

Thomas D. Gaughan
Notary Public

MY COMMISSION EXPIRES: Nov 12, 1980
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY,
HOWSER, THOMAS, BINKLEY,
ARCHER AND SUMMERS ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, Suite 705, American Trust Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Allen Gipson (NAME)	First and Mid-South Mortgage Company (NAME)	MAP 76
5012 Rowena Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	PAR 5-75
Hermitage, Tennesse 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, Larry Jones dba Regency Builders and wife, Gloria A. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Allen Gipson and wife Christine Carter Gipson

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:

Being Lot. No. 73 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northwesterly margin of Rowena Drive at the corner of Lots Nos. 73 and 74; thence with the line between said two lots, northwesterly 130 feet; thence with the line between Lots Nos. 72 and 73 northeasterly 85.27 feet to the southwesterly margin of Rowena Court; thence with the same southeasterly 47.58 feet and continuing with the same and same direction 21.027 feet, and 39.10 feet to the beginning of a curve; thence around said curve southwesterly 39.27 feet to the northwesterly margin of Rowena Drive; thence with the same southwesterly 118.05 feet to the beginning.

Being the same property conveyed to Larry Jones dba Regency Builders by deed from John Hinson, Trustee of record in Book 5250, page 916, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved ( ) property, known as 5012 Rowena Drive Hermitage, Tennesse 37076
(House Number) (Street) (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 my hand this 5TH day of JULY, 19 79

Larry Jones dba Regency Builders

Gloria A. Jones

STATE OF TENNESSEE
Davidson County

BOOK 5461 PAGE 168

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Larry Jones dba Forency Builders~~ and wife, Gloria A. Jones

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of JULY 19 79

Commission expires Nov 12, 1980

Thomas D. Gupton
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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 _____ and _____, 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 _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Larry Jones dba Forency Builders

TO
Peter Allen Gipson

F-38607

IDENTIF. REFERENCE

JUL 6 3 09 PM '79

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5461 PAGE 169

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
			4610.00- CO	
			115.50 CO TX	
			.50 PRFS	
			6.00 WOE D	
			CHECK 122.00-	
4565A07/06/79			BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 38607

IDENTIF. REFERENCE

JUL 6 3 09 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 695350