This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5476 PAGE 322

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby Joe Hipps and wife, Edith Elaine Hipps	First Tennessee Bank N. A. Memphis	64-9-130
(NAME) 4224 Old Hickory Boulevard	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tennessee 37138	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Bobby Joe Hipps and wife, Edith Elaine Hipps and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Harry Stirns and wife, Jewelene Stirns

have this day bargained and sold, and do hereby transfer and convey unto the said Bobby Joe Hipps and wife, Edith Elaine Hipps

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 16 of Block 4, Plan of Berryville W. A. Bryan's Subdivision of the Berry Tract, as of record in Book 421, page 117, Register's Office for Davidson County, Tennessee. Said Lot No. 16 fronts 50 feet on the east side of Old Hickory Boulevard formerly Hadley Road and extends back eastwardly between parallel lines 150 feet to a 15 foot alley and measures 50 feet to the west margin of said alley.

Being the same property conveyed to Harry Stirns and wife, Jewelene Stirns by deed from Bonnell McBroom and wife, Pansy D. McBroom of record in Book 5335, page 315, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,000.00

Subscribed and sworn to before me, this the 31st day of July 19 79

Affiant Edith Elaine Hipps

My commission expires: Mar 11 1980 (Affix Seal)

Notary Public Robert M Pitt

unimproved ( )
This is improved (X) property, known as 4224 Old Hickory Boulevard, Old Hickory, Tennessee 37138
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 31st *day of* July, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry Stirns

Harry Stirns

Jewelene Stirns

Jewelene Stirns

BOOK 5476 PAGE 323

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert M. Loff, *a Notary Public in and for said County and State,* Harry Stirns and wife, Jewelene Stirns

the within named bargainor S, 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* 31st *day of* July, *19* 79.

Robert M. Loff *Notary Public*

Commission expires May 1, 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM
Harry Stirns and wife,
Jewelene Stirns

TO
Bobby Joe Hipps and wife,
Edith Elaine Hipps

F. 43965

IDENTIF. REFERENCE

AUG 3 11 09 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

BOOK 5476 PAGE 324

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

43000.00- CO
111.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 118.30-
130BA06/03/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 3 9 6 5

IDENTIF. REFERENCE

AUG 3 11 09 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701887