Prepared By:

BOOK 5554 PAGE 15

FILED FOR RECORD JANUARY 11, 1979, at 9:00 O'CLOCK A.M.

Form No. WD-1

WILLIAM B. GREGORY
Attorney at Law
Suite 358 Executive South
1161 Murfreesboro Road
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

67,000.00 Joseph T. Ipser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 19 79

Patsi B. Gregory
Notary Public.

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL) (NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM B. GREGORY, ATTORNEY, 1161 Murfreesboro Road, #358, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph T. Ipser (NAME)	Churchill Mortgage Corporation (NAME)	39N - 4.00
Route 2, Box 75 (STREET ADDRESS OR ROUTE NUMBER)	1635 Savoy Drive, N.E., # 300 (STREET ADDRESS)	13-20
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	14D22656

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 Cecil Leo Davis and wife Patti Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph T. Ipser and wife Susan J. Ipser

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:
XXXXXXX
Cheatham/Davidson

LAND partially in Cheatham County, Tennessee and partially in Davidson County, Tennessee described according to a survey made by Viking Survey Service dated February 9, 1974, more particularly described as follows:

BEGINNING at a point in the northerly margin of Old Clarksville Pike, said point being on the boundary between Davidson Co., Tennessee and Cheatham Co., Tennessee; thence along the northerly margin of Old Clarksville Pike north 76 degrees 30' west 200 feet; north 27 degrees 50' east 1001 feet; north 66 degrees 50' east 200 feet; thence along the common division line between the counties south 26 degrees 45' west 1044 feet to the point of beginning. Said tract of land containing 4.48 acres, more or less.

BEING the same property conveyed to Cecil Leo Davis and wife, Patti Davis by deed from Larry J. Ennis, unmarried of record in Book 179, page 559, Register's Office for Cheatham County, Tennessee.

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

unimproved (XX) This is improved ( ) property, known as Route 2, Box 75 (House Number) (Street) Joelton, TN 37080 (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 our hands this 4th day of JANUARY, 19 79

Cecil Leo Davis Cecil Leo Davis

Patti Davis Patti Davis

STATE OF TENNESSEE
Davidson County

BOOK 5554 PAGE 16

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil Leo Davis and wife Patti Davis

the 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 4th day of JANUARY 19 79

Commission expires 1-18-82

Patsi B. Gregory
Notary Public (NOTARY SEAL)

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

Cecil Leo Davis

TO

Joseph T. Inser

STATE OF TENNESSEE
CHEATHAM COUNTY

Office of the Register

I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and certificate were received in my office at 9:00 o'clock A.M., on 1-11, 1979, entered in Note Book 31, Page 100, and recorded in Book No. 200, Page 29, The following amounts were paid under Receipt No. 26718.

STATE TAX: DEEDS: $ 174.30
STATE TAX: MTGS.: $
PROBATE FEE : $ .50
RECORDING FEE : $ 4.00
TOTAL : $178.70

Betty J. Ross Register

WILLIAM B. GREGORY,
Attorney-at-Law

1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

6786 01/11/80 6.00- CHECK

BOOK 5554 PAGE 17

F 71801

IDENTIF. REFERENCE

JAN 11 12 36 PM '80

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

I, BETTY J. ROSS, REGISTER OF CHEATHAM COUNTY, TENNESSEE DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND [illegible] COPY OF A
Warranty Deed RECORDED BY
Cecil Leo Davis, et ux TO
Joseph T. Ipser, et ux
AS SAME APPEARS OF RECORD IN R.O. 200,
PAGE 29 IN MY OFFICE.
WITNESS MY HAND AND [illegible] OFFICE,
THIS 8 DAY OF January, 19 80.

Betty J. Ross
REGISTER

DEPUTY

File Watkins & Adams