BOOK 5558 PAGE 102

8568 01/22 6.00- CHECK

WARRANTY DEED

MST Tract Reference:_____

THIS INDENTURE, made and entered into this 29th day of October, 19 79, by and between

JOSEPH T. IPSER and wife, SUSAN J. IPSER, party of the first part, and

EDDIE G. PATTERSON AND WIFE, JEAN PATTERSON party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the counties of Cheatham and ~~County of~~ Davidson, State of Tennessee:

Lot 4 on the Plan of CLIFTON HEIGHTS, of record in Plat Book 1, Page 124, in the Register's Office of Cheatham County, Tennessee, reference to which plat is hereby made for a more particular description of said property; being the same property as conveyed to the grantors herein by warranty deed of record in Deed Book 200, Page 29, in said Register's Office, certified copy of record in Book 5554, page 15, Register's Office, Cheathan County, TN.

This conveyance is made subject to restrictive covenants of record in Deed Book 171, Page 227, in the Register's Office of Cheatham County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joseph T. Ipser

Susan J. Ipser

STATE OF ~~TENNESSEE~~ OHIO COUNTY OF ~~KNOX~~ Cuyahoga :

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOSEPH T. IPSER and wife, SUSAN J. IPSER

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29 day of 10 19 79

My commission expires DIANE S. HENDRICKS, Notary Public State of Ohio, Cuyahoga County My Commission Expires Nov. 23, 1983

Diane S. Hendricks
Notary Public

(FOR RECORDING DATA ONLY)

Property address Rt. 2, Box 75, Joelton, TN

Mail tax bills to: (Person or Agency responsible for payment of taxes)
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN. 38118

This instrument prepared by:
J. MICHAEL MURPHY, ATTY.
6363 Poplar, Suite 234
Memphis, Tenn. 38138

State tax	$
Register's fee	.50
Recording fee	4.00
Total	

T.G. # EX-1014

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eddie G. Patterson
Affiant

Subscribed and sworn to before me this 19th day of December, 19 79

A. DYKE TATE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission expires 1-18-82

Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.

Form 85 Revised 4/10/79

BOOK 5558 PAGE 103

WARRANTY DEED

Compliments of

Mid-South Title

12 South Main Street

Memphis, Tennessee

Form 85

F 7 3 2 5 0

IDENTIF. REFERENCE

JAN 22 1 30 PM '80

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
CHEATHAM COUNTY: }

Office of the Register: 1-18, 1980

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 1-18, 1980 and entered in Note Book I, Page 201, and recorded in Book No. 205, Page 948. The following amounts were paid under Receipt No. 1000

STATE TAX (DEED) : $ 169.00
STATE TAX (NOTE) : $ _____
PROBATE FEE : $ .52
RECORDING FEE : $ 6.00
TOTAL : $ 175.52

Betty J. Ross Register

Return To:

WILKINS, ADAMS & SPICER, ATTYS.
GATEWEST OFFICE BUILDING
515 TWO MILE PARKWAY
GOODLETTSVILLE, TENNESSEE 37072