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

BOOK 5593 PAGE 785

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard Lipman	Prudential Ins. Co. of America	116-13-38
(NAME)	(NAME)	
5945 Long Meadow Road	P. O. Box 105256	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Atlanta, Ga. 30348	
(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 Howard Lipman and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Howard Lipman has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $31,800.00, secured by deed of trust of record in Book 3654, page 57, Register's Office for Davidson County, Tennessee,

We, Harry J. Blackman and wife, Helen E. Blackman

have this day bargained and sold, and do hereby transfer and convey unto the said Howard Lipman

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

Land in Davidson County, Tennessee, being Lot No. 362 on the Plan of Hillwood Estates, Section 14, as of record in Book 2900, page 36, Register's Office for said County.
Said Lot No. 362 fronts 167.24 feet on the easterly side of Long Meadow Road and extends back 216.2 feet on the northerly line and 201.8 feet on the southerly line to a dead line, measuring 200 feet thereon.

Being the same property conveyed to Harry J. Blackman and wife, Helen E. Blackman by deed from Harold Schlich and wife, Catherine Schlich, of record in Book 3619, page 207, said Register's Office.

This conveyance is subject to a 10-foot easement, anchor easement, 75-foot building set-back line from Long Meadow Road, and conditions of Owner's Certificate, as shown on Plan of record in Book 2900, page 36, said Register's Office; an agreement as set out in deed from H. G. Hill Realty Company to Everett A. Covington, Jr. and wife, of record in Book 2991, page 131, said Register's Office; and restrictive covenants of record in Book 2991, page 131, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 118,000.00

Subscribed and sworn to before me, this the 22nd day of April 19 80

Affiant

My commission expires: 8-12-81
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5945 Long Meadow Road, Nashville, Tennessee 37205
(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 1980 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 22nd *day of* April *19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry J. Blackman

Helen E. Blackman

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Harry J. Blackman and wife, Helen E. Blackman

*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* 22nd *day of* April, *19*80.

Doris E. Moran, *Notary Public*

Commission expires 8-12-81

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 .....

Chicago Title Ins.

WARRANTY DEED

B-238196

FROM
Harry J. Blackman and wife,
Helen E. Blackman
TO

Howard Lipman

F-86227

IDENTIF. REFERENCE

APR 23 9 25 AM '80

FELIX Z. MADISON 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

4994 04/23 11:30- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5593 PAGE 787

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			118000.00- CO	
			306.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 313.30-	
4994A04/23/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 86227.

IDENTIF. REFERENCE

APR 23 9 23 AM '80

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

No. 753835