THIS INSTRUMENT WAS PREPARED BY
JOHN L. VAN CLEAVE, ATTORNEY
18th FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

BOOK 5674 PAGE 540

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AUDREY H. WILSON 1433 Meridian Street Nashville, Tennessee 37207	SAME	Map 71-11 Par. 200 12DA-42586

FOR AND IN CONSIDERATION of the sum of Ten Thousand Dollars ($10,000.00), the receipt of which is hereby acknowledged, I, KERMIT SUDBERRY, Executor of the Estate of John R. Kipp, have this day bargained and sold and do hereby transfer and convey unto the said AUDREY H. WILSON, an unmarried woman, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 350 and 351 on the plat of the Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for said County.

Said Lots Nos. 350 and 351 front 25 feet each on the easterly side of Meridian Street and run back between parallel lines 175 feet to an alley.

The above described property was conveyed to Albert A. Fox and wife, Clara B. Fox by deed from Ella Marie Hunt, of record in Book 2799, page 131, Register's Office for said County, the said Albert A. Fox and wife, Clara B. Fox having since died, he having predeceased her, and she having re-married prior to her death, being Clara Sudberry Kipp. By her Will of record in Will Book 129, page 4, Office of the County Court Clerk for Davidson County, Tennessee, she devised said property to John R. Kipp, the said John R. Kipp having since died, and by his Will of record in Will Book 131, page 498, Office of the County Court Clerk for Davidson County, Tennessee, appointed Kermit Sudberry as Executor of his estate and empowered him to sell the subject property.

This is improved property known as 1433 Meridian Street, Nashville, Tennessee 37238.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said AUDREY H. WILSON, her heirs and assigns forever. I covenant on behalf of the Estate that said Estate is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for 1980, a lien not yet due and payable.

I further covenant and bind said estate, its heirs and representatives, to warrant and forever defend the title to said real estate to said AUDREY H. WILSON, her heirs and assigns, against the lawful claims of all persons.

11/06 32.50- CHECK

2610

KERMIT SUDBERRY, Executor of the Estate of John R. Kipp, conveys, warrants and covenants solely in his capacity as Executor of said Estate and not individually.

WITNESS my hand this 3d day of November, 1980.

ESTATE OF JOHN R. KIPP

By: Kermit Sudberry
KERMIT SUDBERRY, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $10,000.

Audrey H. Wilson
Affiant

SUBSCRIBED AND SWORN to before me this 3rd day of November, 1980.

Notary Public

My Commission Expires:

10/11/80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERMIT SUDBERRY, Executor of the Estate of John R. Kipp, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 3rd day of November, 1980.

Notary Public

My Commission Expires:

10/11/80

3161 47

IDENTIF. REFERENCE

Nov 6 8 23 AM '80

FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5674 PAGE 542

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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 32.50-	
2810A11/06/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 6 1 4 7

IDENTIF. REFERENCE

Nov 6 8 23 AM '80

FELIX Z. WILSON
DAVIDSON COUNTY

No. 790320