WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5682 PAGE 997

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF November, 1980.

Notary Public

MY COMMISSION EXPIRES: 10-2-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL THOMAS KAVANAUGH (NAME)	ENGEL MORTGAGE COMPANY, INC. (NAME)	97-9
3406 OAK CLIFF DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	Par 26 Jol
NASHVILLE, TENNESSEE 37214 (CITY) (STATE) (P. O. ZIP)	BIRMINGHAM, ALABAMA 35201 (CITY) (STATE) (ZIP)	

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, DIMPLE E. PIPPIN (NOW SPENCER) AND HUSBAND, THOMAS SPENCER AND JOHN T. PIPPIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL THOMAS KAVANAUGH AND WIFE, SUZETTE KAVANAUGH

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:

BEING LOT NO. 34 ON THE PLAN OF HICKORY BEND SUBDIVISION, SECTION 7, AS OF RECORD IN BOOK 3600, PAGE 29, SAID REGISTER'S OFFICE.

SAID LOT NO. 34 FRONTS 50 FEET ALONG THE NORTHEASTERLY SIDE OF OAK CLIFF DRIVE AND RUNS 228.8 FEET ON THE NORTHWESTERLY LINE AND 165 FEET ON THE SOUTHEASTERLY LINE TO A BROKEN LINE OF TWO SEGMENTS AT THE REAR MEASURING 134.59 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN T. PIPPIN AND WIFE, DIMPLE E. PIPPIN BY DEED FROM BOBBY H. ROBBINS AND WIFE, RUTH K. ROBBINS OF RECORD IN BOOK 4299, PAGE 579 AND TO DIMPLE E. PIPPIN BY DECREE OF RECORD IN BOOK 5585, PAGE943, THE SAID DIMPLE E. PIPPIN HAVING SINCE MARRIED THOMAS SPENCER. JOHN T. PIPPIN HAS EXECUTED THIS INSTRUMENT TO CONVEY ANY INTEREST HE MAY HAVE IN THE PROPERTY HEREIN DESCRIBED.

unimproved ( )
This is improved (X) property, known as 3406 OAK CLIFF DRIVE, NASHVILLE, TENNESSEE 37214
(House Number) (Street) (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 hand S this 22ND day of NOVEMBER, 1980

Dimple E. Pippin Now Spencer Thomas Spencer John T. Pippin

DIMPLE E. PIPPIN (NOW SPENCER) THOMAS SPENCER JOHN T. PIPPIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DIMPLE E. PIPPIN (NOW SPENCER) THOMAS SPENCER AND JOHN T. PIPPIN

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, TN. this 2ND day of NOVEMBER, 1980

Helen V. Ladd
Notary Public

Commission Expires 10-21-84

STATE OF
_____ 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 {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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

6104

G 1.9 1.1 9

IDENTIF. REFERENCE

Nov 25 2 34 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

William G. Traber
P. O. Box 140635
Nashville, Tenn. 37214

WARRANTY DEED

FROM
DIMPLE E. PIPPIN (NOW SPENCER)
ET AL

TO
MICHAEL THOMAS KAVANAUGH ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5682 PAGE 999

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
			41500.00-	CO
			107.90	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	114.40-
			6604 11/25/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 9 1 1 9

IDENTIF. REFERENCE T

Nov 25 2 34 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 793993