2759 12/31 45.24- CHECK

WARRANTY DEED

BOOK 5695 PAGE 701

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,875.00

Douglas Wain Pippin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December, 1980.

Notary Public

MY COMMISSION EXPIRES: 5-16-81

(AFFIX SEAL)

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Wain Pippin (NAME)	-SAME- (NAME)	Map 95-10
505 Bounty Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 96
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(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, ZELLA V. PIPPIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS WAIN PIPPIN

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:

Land in Davidson County, Tennessee, the same being Lot No. 99 on the Plan of Elm Hill Acres, Section 2, as of record in Plat Book 2331, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 95 feet on the easterly side of Bounty Drive and runs back 134 feet on the North side line and 198.4 feet on the South line to a dead line, measuring 113 feet thereon.

Being the same property conveyed to Douglas Wain Pippin, Robert Pippin, and Zella V. Pippin by deed dated July 10, 1968, from Everett D. Witham and Helen M. Witham (husband and wife), as of record in Book 4262, page 933, Register's Office for Davidson County, Tennessee, and also being the same property conveyed in the Deed of Correction to Douglass Wain Pippin, Robert Pippin, and Zella V. Pippin dated October 1, 1968, from Everett D. Witham and Helen Witham, as of record in Book 4317, page 605, said Register's Office. The said Robert Pippin has since died intestate, leaving his wife, Zella V. Pippin, and son, Douglas Wain Pippin, as his sole surviving heir. By this instrument, Zella V. Pippin conveys to Douglas Wain Pippin, all of her interest in and to the subject property, leaving Douglas Wain Pippin the fee simple owner.

Douglas Wain Pippin and Douglass Wain Pippin are one and the same person.

The Grantee herein assumes and promises to pay the first mortgage indebtedness of record in Book 2556, page 437, said Register's Office. The escrow account is hereby transferred to the Grantee.

unimproved ( )
This is improved (X) property, known as 505 Bounty Drive, Nashville, Tennessee
(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 my hand this 30 day of December, 1980

Zella V. Pippin

Zella V. Pippin

BOOK 5695 PAGE 702

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 Zella V. Pippin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of December, 1980

Commission Expires 5-18-81

Notary Public

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

G 23769

PUSH

IDENTIF. REFERENCE

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

DEC 31 8 49 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ZELLA V. PIPPIN, a widow

TO

DOUGLAS WAIN PIPPIN

TITLE INSURED BY POLICY NUMBER:

****NONE****

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5695 PAGE 703

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

14875.00- CO
38.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 45.24-
2759A12/31/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

323769

IDENTIF. REFERENCE

Dec 31 8 49 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 799937