348 01/06 6.00- CHECK

WARRANTY DEED

re-record
BOOK 5697 PAGE 396

BOOK 5682 PAGE 997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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: 10-21-84

(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 Jd
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 60 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.

THIS DEED IS RE-RECORDED TO CORRECT THE FRONT FOOTAGE OF SAID LOT NO. 34, SAID REGISTER'S OFFICE.

This is unimproved ( ) 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

BOOK 5682 PAGE 998

re-record
BOOK 5697 PAGE 397

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

Commission Expires 10-21-84

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

BOOK 11/25 114.40- CHECK

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IDENTIF. REFERENCE
Nov 25 2 34 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE
JAN 6 8 30 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G24281

William G. Traber
P. O. Box 140955
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
USLIFE TITLE INSURANCE
Company of New York