11 09/08 67.34- CHECK

WARRANTY DEED

This instrument prepared by:
HUNTER SHORT, Attorney
1400 American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank E. Hipkins et ux	Churchill Mortgage Corporation	118-8-22
(NAME) 109 Lauderdale Rd.	(NAME) 5775-C Peachtree Dunwoody Suite 300	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Atlanta, GA 30342	6DA-24440
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- BOOK 5792 PAGE 89

----------($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of (1) a note dated January 19, 1976, in the original principal amount of $14,550.00, payable to Churchill Mortgage Corporation, as secured by a Deed of Trust of record in Book 4989, page 856, Register's Office for Davidson County, Tennessee; and (2) a note dated February 22, 1980, in the original principal amount of $6,000.00, payable to William L. Renick, Jr., and wife, Glenda Renick, as secured by an Installment Deed of record in Book 5613, page 692, said Register's Office; (Reference is made to said notes for the terms and conditions contained therein.)

I, Nancy King,

have this day bargained and sold, and do hereby transfer and convey unto the said Frank E. Hipkins and wife,

Frances Hipkins,

their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 110 on the Plan of Grandview Heights, of record in Plat Book 161, pages 14 and 15, Register's Office for said County.

SAID Lot No. 110 fronts 50 feet on the southwesterly margin of Winford Avenue and extends back between parallel lines 150 feet to an alley on the rear.

BEING the same property conveyed to Nancy King by deed from Terry W. Carter and wife, Carol Ann Carter, of record in Book 5702, page 887, and re-recorded in Book 5733, page 373, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,357.00

Subscribed and sworn to before me, this the 3/st day of August 19 81

Affiant

My commision expires: 2-18-82 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 2319 Winford Avenue, Nashville, TN 37211 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Frank E. Hipkins and wife, Frances Hipkins,
their *(successors), heirs and assigns forever.* I *covenant that* I am *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 as hereinabove set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frank E. Hipkins and wife, Frances Hipkins,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 4th *day of* August, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

NANCY KING

BOOK 5792 PAGE 90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Nancy King, Stanley King

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

Witness my hand and official seal at Nashville, *Tennessee, this* 4th *day of* August, *19* 81

Commission expires Feb. 18, 1982

June D. McKinney
Notary Public

JUNE D. McKINNEY * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF }

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.....

THIS INSTRUMENT WAS PREPARED BY:

HUNTER SHORT, ATTORNEY
1400 AMERICAN TRUST BUILDING
NASHVILLE, TENNESSEE 37201

658928

IDENTIF. T REFERENCE

SEP. 8 10 58 AM '81

FELIX A. POTTER, REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

NANCY KING, a single person

TO

FRANK E. HIPKINS and wife,

FRANCES HIPKINS

TITLE INSURED BY POLICY NUMBER:

43-041-123161F

Title Associates, Inc. — Livery of Seisin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York

Mail to: McKinney & Co. 608 East Iris Dr. Nashville 37204

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5792 PAGE 91

FOR _____

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
			23357.00- CO	
			60.84 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	67.34-
6811A09/08/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 58928

IDENTIF. REFERENCE

SEP 8 10 58 AM '81

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

No. 842354