OFFICIAL RECEIPT

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Michael A. Valentine	same	133-11-101
(NAME)	(NAME)	
311 Cathy Jo Drive		6DA-83510
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37211		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5870 PAGE 208

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS and other good and valuable considerations paid by the Grantees to the Grantor, the receipt and sufficiency of which is hereby acknowledged by the Grantor,

I, ALLIENE G. LIPSEY, unmarried, a widow, the Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL A. VALENTINE and wife, JONDA VALENTINE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 81 on the Plan of Valley View Meadows, Section 2, as of record at Plat Book 3600, page 60, Register's Office for said County.

Said Lot No. 81 fronts 80 feet on the southerly margin of Cathy Jo Drive and extends back 139.5 feet on the easterly line and 147.0 feet on the westerly line to a dead line in the rear on which it has a measurement of 80.30 feet.

Being all the same property conveyed to Wesley G. Lipsey and wife, Alliene G. Lipsey by deed from Randall Phillips Builders, Inc., of record at Book 3834, page 689, said Register's Office. The said Wesley G. Lipsey having since died in Davidson County, Tennessee on May 22, 1978.

Subject to 1982 property taxes which have been prorated this date and the Grantees assume in full, to restrictive covenants of record at Book 3770, page 214, and to the limitations shown on the plan of record at Plat Book 3600, page 60, both references to Register's Office for said County.

~~unimproved~~ ( )
This is improved (X) property, known as 311 Cathy Jo Drive, Nashville, TN. 37211
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 5th day of April, 19 82.

Alliene G. Lipsey

OFFICIAL RECEIPT

BOOK 5870 PAGE 209

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 Alliene G. Lipsey

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, TN., this 5th day of April, 19 82.

My commission expires 10-21-84 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,274.99

This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael A. Valentine

Sworn to and subscribed before me this 5th day of April, 19 82.

My commission expires 10-21-84 Notary Public

This instrument was prepared by:

Name	Address
Marbut Glenn Gaston, Jr., Lawyer	2211 Crestmoor Road, Nashville, Tn. 37215

RUSH

IDENTIFICATION REFERENCE
G 8.6 1.1.4

APR 6 2 10 PM '82
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

637 04/06 134.68 CHECK

WARRANTY DEED

FROM

Alliene G. Lipsey,

TO

Michael A. Valentine, et ux

Jonda Valentine

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5870 PAGE 210

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
			49274.99-	CO
			126.18	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	134.68-
			[illegible]	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.6.1-14

IDENTIF. REFERENCE

APR 6 2 18 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 874838