WARRANTY DEED. (For Typewriter) (Box 637-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

N-1010

WARRANTY DEED

BOOK 5919 PAGE 774

This instrument prepared by:

WHITE & REGEN, ATTORNEYS (Name) 110 N. MATHIS DRIVE (Street address or Route Number)

DICKSON (City) TENNESSEE (STATE) 37055 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Hipkins (NAME:)	(NAME:)	Map 91-15-114
5106 Delaware Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Field Bk. No. 12W-72
Nashville, TN 37209 (CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of Twenty-Three Thousand and No/100 ($23,000.00) ---------- DOLLARS

Cash in hand paid by Frank Hipkins,receipt of which is hereby acknowledged;

Edna Johnson, limited guardian for Eleanor Appleby (same person as Eleanor Reep Appleby)

have bargained and sold, and by these presents do transfer and convey unto the said

Frank Hipkins, his

heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Block No. 7 on the Realty Savings Bank and Trust Company's revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

BEGINNING on the Northerly margin of Elkins Avenue, at a point 105 feet West of the Westerly margin of 52nd Avenue North; said point being the Southwest corner of the property conveyed to Paul S. Smith and wife, by deed from Warren B. Sloan and wife, of record in Book 1296, Page 187, said Register's Office; thence with said Smith's Westerly line, Northwardly 150 feet, more or less, to the center of a ditch in the Southerly line of the property conveyed to Henry F. Forte and wife, by deed from Calvin A. Stewart, of record in Book 712, Page 483, said Register's Office; thence with said line, and with the center of said ditch, Westwardly 55 feet; thence Southwardly 150 feet, more or less, to the Northerly margin of Elkins Avenue; thence with said Avenue Eastwardly 55 feet to the beginning.

Being the same property conveyed to Ted Appleby and wife, Eleanor Reep Appleby by deed from D. E. Mallernee, Jr. and wife, Mary Long Mallernee, dated November 4, 1959 and of record in Book 2993, Page 223 in the Register's Office of Davidson County, Tennessee. Also being the same property title to which was vested in Eleanor Reep Appleby upon the death of her husband, Ted Appleby, by reason of their tenancy by the entirety.

Edna Johnson being appointed limited guardian for the said Eleanor Appleby, by an Order of the Chancery Court for Dickson County, Tennessee, said Order being of record in Minute Book 30, Page _____ in the Clerk and Master's Office of Dickson County, Tennessee. Said Order being of record in Book No. _____, Page _____ in the Register's Office of Davidson County, Tennessee.

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The previous and last conveyance being a Deed to same as above

from

Registered in Register's Office of ..... County, State of Tennessee,

in Vol. ..... Page .....

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Frank Hipkins, his

heirs and assigns, forever. And I do covenant with the said Frank Hipkins

that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Frank Hipkins, his

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 1st day of August, 1980

Witness: Edna Johnson

Edna Johnson

State of Tennessee ..... County.

The foregoing Deed was received and transferred.

This ..... day of ..... , 19 ... , at ..... O'Clock ... M.

..... Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

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STATE OF TENNESSEE, DICKSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edna Johnson, limited guardian for Eleanor Appleby, same person as Eleanor Reep Appleby,

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 Dickson Tennessee, this 2nd day of August, 1980

My Commission Expires MAY 5TH, 1982 Robert P. Goodman Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal, at

Tennessee, this day of, 19

My Commission Expires, 19 Notary Public.

STATE OF TENNESSEE

COUNTY OF

Register's Office, , 19

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

19, and recorded in Book, Series, Page State Tax Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X Affiant.

Subscribed and sworn to before me this the day of, 19

Register or Notary Public.

H 0 2 5 7 1

IDENTIF. REFERENCE

Aug 4 9 14 AM '82

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN

Warranty Deed

FROM

Edna Johnson

TO

Frank Hipkins

STATE OF TENNESSEE

DAVIDSON COUNTY.

Register's Office

Received for record the ..... day of

..... , A.D. 19 ..... ,

at ..... o'clock ..... M. Noted in Note Book

..... , page ..... , and recorded in Book

of Deeds ..... , Vol. ..... , Page .....

Fee Paid, $.....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this ..... day of ..... , 19 .....

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

Mail Lean Slocker Atty - 325 Blue Park Blvd

BOOK 5919 PAGE 277

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 5919 PAGE 778

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
			23000.00- CO	
			59.60 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	72.30-
1507A08/04/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 2 5 7 T

IDENTIF. T REFERENCE

AUG 4 9 14 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 894922