BOOK 5949 PAGE 733

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October, 1987.

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA S. SPICER
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Gipson, etux (NAME)	SAME (NAME)	19W-16700
829 Hurt Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	82-8
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	281

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, Estelle Vance Jent

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Gipson and wife, Mona Gipson

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, being lot No. 7 on the Plan of J. W. Hart's Addition, as of record in Book 57, page 129, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of McFerrin Avenue at the northeast corner of the property conveyed to Clarence H. Jent and wife, by deed from Nevada Baird Lucas, of record in Book 1453, page 409, said Register's Office, being the corner of lots NOs. 6 and 7; thence with said Avenue northwardly 50 feet, more or less, to the corner of lot Nos. 7 and 8; thence with the line between said two lots westwardly 153 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 50 feet, more or less, to the northwest corner of said Jent property; thence with Jent's northerly line eastwardly 153 feet, more or less, to the beginning.

BEING the same property conveyed to Clarence H. Jent, Sr. and wife, Estelle Vance Jent by installment deed from Walter W. Jones, Arizona D. Jones, E. Lovell Jones, Ellis B. Jones and James McBryde Jones, of record in Book 2197, page 550, said Register's Office. Clarence H. Jent, Sr. has since died.

This is unimproved ( ) improved (X) property, known as 712 McFerrin Avenue (House Number) (Street) Nashville Tennessee (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 12th day of October, 19 87

Estelle Vance Jent

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STATE OF TENNESSEE
Davidson County

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

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 12 day of October 1982

Commission expires 9-16-86

Richard D. Wallace
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM

Estelle Vance Jent

TO

Gary Gipson and wife,

Mona Gipson

H 12488

IDENTIF. REFERENCE

OCT 13 2 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PATRICIA S. SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

-905 10/13 32.50- CHECK

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

RECEIVED OF _____ BOOK 5949 PAGE 735

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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	32.50-
3905A	10/13/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I 2 4 8 8

IDENTIF. REFERENCE

OCT 13 2 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 904596