FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 1983.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

Filed

BOOK 6158 PAGE 56

THIS INSTRUMENT WAS PREPARED BY
DOAK & HOLLAND, 2740-A Old Lebanon Rd., Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Kipp, Jr. (NAME)	Commerce Union Bank (NAME)	3DZ-44276
2300 Selma Ave. (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Est. Div. (STREET ADDRESS)	84-11-238
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (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, J. IRVIN McDONOUGH AND WIFE, EVELYN W. McDONOUGH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID C. KIPP, JR., AND WIFE, SHARON KAY KIPP

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. 94 on the Plan of Section II, Castlewood Estates, of record in Book 2331, page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 94, which is a corner lot, fronts 179.2 feet on the northerly margin of Selma Avenue and fronts 157.3 feet on the southeasterly margin of Denneywood Drive, said frontages being joined by a curve having a length of 47.9 feet, and extends back 137.6 feet on the northeasterly line and 150.0 feet on the easterly line to a point of intersection.

BEING the same property conveyed to J. Irvin McDonough and wife, Evelyn W. Irvin by deed from Jay Marshall Webber and wife, Josephine W. Webber of record in Book 3577, page 443, Register's Office for Davidson County, Tennessee.

H8036.2

IDENTIF. REFERENCE

Oct 17 11 01 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

10/17 196.30- CHECK

5410

This is unimproved ( ) improved (X) property, known as 2300 Selma Avenue, Nashville, Tn 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 14th day of October, 1983

J. IRVIN McDONOUGH: J. Irvin McDonough

EVELYN W. McDONOUGH: Evelyn W. McDonough

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Irvin McDonough and wife, Evelyn W. McDonough

the bargainors, 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, Tennessee, this 14th day of October 1983

Commission expires 19 January, 1986

Marie B. Cummings
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

J. IRVIN McDONOUGH ET UX

EVELYN W. McDONOUGH

TO

DAVID C. KIPP, JR., ET UX

SHARON KAY KIPP

WILKINS & ADAMS, ATTORNEYS
2210 CRESTMOOR ROAD
P. O. BOX 150187
NASHVILLE, TENNESSEE 37215

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____ BOOK 6158 PAGE 58

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

73000.00- CAMT.
189.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 196.30-
5410A10/17/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 0 3 6 2

IDENTIF. REFERENCE

Oct 17 11 01 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 986456