FORM NO. WD-1

BOOK 6253 PAGE 544

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

X Gary Earl Sipe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 1984.

Mary E. Wilson
Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

L. Kenneth Johnson, Atty., 213 N. Main St., Goodlettsville, Tenn. 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Earl Sipe (NAME)	Same (NAME)	#24 168
5079 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par 1
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP)	(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, Ruth McCasland Sipe and husband, W. E. Sipe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Earl Sipe, a single person

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:

Property in the 10th Civil District of Davidson County, Tennessee, surveyed and drawing by Jones and Moore Co., Inc., March 12, 1984.
Beginning at an iron pin lying in the J. Robert McCasland 's North line, the same being the Southeast corner of Barbara Drake; thence with Drake N. 3° 00' E. 697.0 ft. to an iron pin; thence with W.E. and Ruth Sipe S. 86° 30' E. 782.0 ft. to an iron pin lying in the Lane Property Westline; thence with Lane and a fence S. 2° E. 72.0 ft. to a Fence Post corner; thence with J. Robert McCasland to points as follows: S. 75° 00' W. 575.2 ft. to an iron pin; thence S. 17° 00' W. 224.0 ft. to an iron pin; thence S. 43° 00' W. 291.0 ft. to the beginning, containing 5.00 Acres.

NOTE: This property has a 20 ft. R.O.W. Easement to Brick Church Pike as shown on Jones and Moore Co., Inc. plat # 84-3697.

Being a portion of same property vested in Ruth McCasland (Sipe) by deeds of record in Book 1372, Page 104, and Book 1681, Page 383 R.O.D.C., Tennessee.

Ruth McCasland Sipe expressly reserves timber rights plus right of ingress and egress during her lifetime for cutting and removing timber.

CHECK

This is unimproved ( ) improved (X) property, known as Brick Church Pike (House Number) (Street) Goodlettsville, Tennessee (P. O. Address) (City or Town) 37072 (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 hands this 19th day of March, 1984

X Ruth McCasland Sipe X W. E. Sipe

03/21 11.70 -

1706

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned [illegible], a Notary Public in and for said County and State, the within named Ruth McCasland Sipe and husband, W. E. Sipe

the bargainor S, 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 Goodlettsville, Tennessee, this 19th day of March 19 84.

Commission expires 1-17-86

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
RUTH MCCASLAND SIPE
ET VIR

TO
GARY EARL SIPE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 1 0 1 2 4

IDENTIF. REFERENCE

MAR 21 10 23 AM '84

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____ BOOK 6253 PAGE 546

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

2000.00- CAMT.
5.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 11.70-
1706A03/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T.I.D. 12 4:

IDENTIF. REFERENCE

MAR 21 10 23 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21669