FORM NO. WD-1

BOOK 6361 PAGE 454

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Francis E. Hipkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August, 1984.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires April 21, 1985
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald Gregory, Attorney, 346 21st Avenue, North, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James N. Stansell (NAME)	(NAME)	Map 103-12
1630 Church Street Alley (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 215
Nashville, TN 37203 (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, Francis E. Hipkins and wife, Frances M. Hipkins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James N. Stansell,

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. 5, Block "J" on the Plan of Cherokee Park, Third Section, of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the west side of Lauderdale Road and runs back between lines 154.71 feet on the south line and 154.78 feet on the north line, to a dead line in the rear on which it measures 58 feet thereon.

Being the same property conveyed to Francis E. Hipkins and wife, Frances M. Hipkins, by deed of record in Book 5054, page 877, Register's Office for Davidson County, Tennessee.

RUSH

143533

IDENTIF. REFERENCE

AUG 16 2 37 PM '84

CELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

08/16 287.30- CHECK

This is unimproved ( ) improved (XX) property, known as 109 Lauderdale Road, Nashville, Tennessee 37205
(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 hands this 16th day of August, 1984

Francis E. Hipkins
FRANCIS E. HIPKINS

Frances M. Hipkins
FRANCES M. HIPKINS

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 Francis E. Hipkins and wife, Frances M. Hipkins,

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 Nashville, Tennessee, this 16 day of August, 1984.

Commission expires My Commission Expires April 21, 1985

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
Francis E. Hipkins and wife,
Frances M. Hipkins,

TO
James N. Stansell

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			108000.00- CAMT.	
			280.00 CSTAX.	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	287.30-
2811	ADB/16/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 3 5 3 3

IDENTIF. REFERENCE

AUG 16 2 37 PM '84

REGISTER
DAVIDSON COUNTY, TN

No.0061576