Pole 4D

WARRANTY DEED BOOK 6405 PAGE 340

FROM: Y & F BUILDERS,
A TENNESSEE PARTNERSHIP

THIS INSTRUMENT PREPARED BY:
FRANK G. FRIEDMAN, ATTORNEY
211 PRINTER'S ALLEY BUILDING
NASHVILLE, TENNESSEE 37201
(615) 256-1266

TO: LAWRENCE A. KIP
and wife, NANCY TRACY KIP

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
LAWRENCE A. KIP and wife, NANCY TRACY KIP 421 Valley Trace Drive Nashville, Tennessee	SAME	143-6-4 parcel 61

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred eighty five thousand ($185,000.00) Dollars.

AFFIANT

SUBSCRIBED AND SWORN TO before me, this the 3rd day of October, 1984

Notary Public

My Commission Expires: 1-19-86

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, Y & F Builders, a Tennessee Partnership, Grantors have bargained and sold, and by these presents does hereby transfer and convey unto Lawrence A. Kip and wife, Nancy Tracy Kip, their heirs, successors and assigns, the following described tract or parcel of land to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Harpeth Trace Estates, Phase II, of record in Plat Book 5200, page 556-8, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and exact description.

Being part of the same property conveyed to Jerome L. Rosenblum, as to a 5/8 undivided interest, and Frank G. Friedman, Trustee, withfull power to sell, convey and mortgage, as to a 3/8 undivided interest, by Quitclaim Deed from Jerome L. Rosenblum, as to a three-fourths undivided interest and Bernard D. Goldstein, Trustee, with full power to sell, convey and mortgage, as to a one-fourth undivided interest, of record in Book 6181, page 392, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Y & F Builders, a Tennessee Partnership recorded in Book 6364, page 938, Register's Office for Davidson County, Tennessee.

This is improved property known as 421 Valley Trace Drive.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said Grantees, their heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except for covenants, conditions and restrictions contained in an instrument of record in in Book 5120, page 208 and in Book 5380, page 357, and Book 6094, page 718, Register's Office for Davidson County, Tennessee; the lien for 1984 taxes which will be paid by Grantees, which have been prorated; and matters shown on the recorded plan of record in Book 5200, page 556-8, said Register's Office.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomever, except as stated above.

Witness our hands this 3rd day of October, 1984.

Y & F BUILDERS, A TENNESSEE PARTNERSHIP

By: Harry F. Friedman
Harry F. Friedman

By: Firooz (Fred) Yazdian
Firooz (Fred) Yazdian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me the undersigned, a Notary Public in and for said County and State, ~~Frank G. Friedman~~, holding Power of Attorney to execute the foregoing and ~~instrument as attorney in fact for~~ the within named Harry F. Friedman partner in Y & F Builders, a Tennessee Partnership, the bargainor, with whom I am personally acquainted, and who acknoweldged that he executed the within instrument for the purposes contained therein with full authority to do so.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 1984.

Notary Public

My Commission Expires: 11-17-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Firooz (Fred) Yazdian, partner in Y & F Builders, a Tennessee Partnership, the bargainor, with whom I am personally acquainted, and who acknoweldged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October, 1984.

Notary Public

My Commission Expires: 1-19-86

157117

FEE $ EXEMPT
RECORDED
OCT 17 12 42 PM '84
LAW OFFICES OF HARRIS M.

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	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PREE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

185000.00- CAMT.
481.00 CSTAX
.50 PREE.
9.00 WDEED
CHECK 490.50-
9401A10/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

157117

IDENTIF. REFERENCE

Oct 17 12 12 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0077681