THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Susan C. Short
1419 Acklen Avenue
Nashville, TN 37212

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
MAP 105-9
PARCEL 59
22W-6475

WARRANTY DEED

BOOK 6426 PAGE 377

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dorothy W. Tipton, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Susan C. Short, unmarried,

hereinafter called the Grantee, Grantee's 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 the westerly 18 feet of Lot No. 16 and all of Lot No. 17 on the Plan of D. B. Blakemore's Subdivision of Lawrence Lawn, as of record in Book 161, page 165, Register's Office for said County.

SAID part of Lot No. 16 and Lot No. 17 front together 68 feet on the southerly side of Acklen Avenue and extend back 175 feet on the easterly line and 175 1/2 feet on the westerly line with the easterly margin of 15th Avenue South, formerly Washington Street, to an alley, measuring 60.3 feet thereon.

BEING the same property conveyed to Morris Eugene Tipton and wife, Dorothy W. Tipton by Installment Deed from Mary Sample Haile, of record in Book 2538, page 456, said Register's Office. Morris Eugene Tipton has since died.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (~~an~~) improved property, known as 1419 Acklen Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of November, 1984.

Dorothy W. Tipton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of November, 19 84, before me personally appeared Dorothy W. Tipton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 73,000.00.

Susan C. Short
Affiant

Subscribed and sworn to before me, this the 13th day of November, 1984

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE

FELIX Z. KNOTT, REGISTER
DAVIDSON COUNTY, TN
NOV 15 10 30 AM '84

IDENTIFICATION REFERENCE

20703

WARRANTY DEED

from:
DOROTHY W. TIPTON

to:
SUSAN C. SHORT

RETURN TO: JCB

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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		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-
7362A11/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 3 7.0 2

IDENTIF. REFERENCE

NOV 15 10 30 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0085391