B0711

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| William L. Hipps ET UX | | 81-7 |
| (NAME) 1920 Cephas Street | (NAME) Same | 425 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

BOOK 6433 PAGE 533

## WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars ---------- DOLLARS

and other good and valuable consideration the receipt of which is hereby acknowledged we, Willie B. Love, Maggie J. Patterson and Naomi J. Simpson, the only heirs of Hosea C. Turner

have bargained and sold, and by these presents do transfer and convey unto the said William L. Hipps and wife Permilla C. Hipps

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 24 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard Property, of record in Book 161, page 174, Register's Office for said County.

SAID Lot No. 24 fronts 50 feet on the easterly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

BEING the same property conveyed to Hosea C. Turner by deed from Irene Wilson as of record in Book 4271, page 165, Register's Office for Davidson County, Tennessee.

The said Hosea C. Turner having since died.

165855

T IDENTIF. REFERENCE

Nov 27 10 01 AM '84

REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1920 Cephas Street (House Number) (Street)

Nashville, TN (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 20th day of November, 19 84.

Willie B. Love

Maggie J. Patterson

Naomi J. Simpson

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6433 PAGE 534

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Naomi J. Simpson, Maggie J. Patterson, Willie B. Love by George W. Lesley

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 20th day of November, 19 84.

My commission expires 1/19/88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 6,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William L. Hipps

Sworn to and subscribed before me
this 20th day of November, 19 84.

My commission expires 1/19/88 Notary Public

This instrument was prepared by:

MANSON, JACKSON & ASSOCIATES, Suite 200, 939 Jefferson Street, Nashville, TN 37208

Name Address

WARRANTY DEED

FROM Naomi J. Simpson, Maggie J. Patterson, Willie B. Love by George W. Lesley

TO William L. Hipps

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

## OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6433 PAGE 535

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 |
|---|---|---|---|---|
| | | | 6000.00- | CAMT. |
| | | | 15.60 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 22.10- |
| 9998A | 11/27/84 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 5 8 5 5

IDENTIF. T REFERENCE

Nov 27 10 01 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0087962