BOOK 6452 PAGE 928

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 19 84

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney

Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Roger V. Nielsen, etux	Dominion Bancshares Mortgage Corporation	74-12-56
(NAME)	(NAME)	
409 Bonnawood Drive	9900 Main Street, Suite 200	4D-34190
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Fairfax, Virginia 22031	
(CITY) (STATE) (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, June R. Whitley, now known as June J. Pipkin, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger V. Nielsen and wife, Karen L. Nielsen

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. 625 on the plan of Hermitage Hills, Section 6, of record in Book 3300, page 10, Register's Office for said County.

SAID Lot No. 625 fronts 80 feet on the southerly margin of Bonnawood Drive and extends back 168.05 feet on the westerly line and 156.27 feet on the easterly line to a dead line in the rear, measuring 80.2 feet thereon.

BEING the same property conveyed to June R. Whitley, a widow, by deed from Joe Donald Simmons and wife, Eva Faye Simmons, of record in Book 4317, page 977, Register's Office for Davidson County, Tennessee. June R. Whitley is now known as June J. Pipkin.

This conveyance is subject to restrictive covenants of record in Book 3253, page 261, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of June J. Pipkin by Joyce Flynn, as her Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

( ) unimproved ( )
This is improved (X) property, know as 409 Bonnawood Drive, Hermitage, Tennessee 37076
(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 convenant 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 my hand this 19th day of December, 1984

June J. Pipkin by Joyce Flynn

June J. Pipkin by Joyce Flynn,
Attorney-in-Fact

12/15 136.50

5375

BOOK 6452 PAGE 929

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, * and who acknowledged that_____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at_____ _____, Tennessee, this _____day of_____, 19_____.

Commission expires _____ _____
Notary Public

* or proved to me on the basis of satisfactory evidence.

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) as such_____ (they)

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
June R. Whitley, now known as

June J. Pipkin, Unmarried

TO
Roger V. Nielsen and wife,

Karen L. Nielsen

I.7.1.3.7.1.

IDENTIF. REFERENCE

DEC 19 2 18 PM '84

REGISTER
DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

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 Joyce Flynn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of June J. Pipkin as her Attorney-in-Fact as the free act and deed of the within named June J. Pipkin.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 1984.

My Commission Expires:
1-19-86

Notary Public