BOOK 6698 PAGE 442

Box #1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

James E. Philpott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 19 85.

Notary Public

MY COMMISSION EXPIRES: 1-30-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 215 Centerview Drive, Suite 150, Brentwood, TN 37027
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E. Philpott (NAME) | Regency Mortgage, Inc. (NAME) | 119-12 |
| 727 Cameo Drive (STREET ADDRESS OR ROUTE NUMBER) | 260 Regency Court (STREET ADDRESS) | 35 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | Waukesha, Wisconsin 53186 (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, William T. Tipps and wife, Mary Jo Tipps

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

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. 48 on the Plan of Battlewood Subdivision, Section I, as of record in Book 1835, page 31, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William T. Tipps and wife, Mary Jo Tipps by deed from Michael P. Thomas and wife, Paula Ann Thomas of record in Book 5449, Page 310, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

40355

IDENTIFICATION REFERENCE

SEP 30 2 20 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 727 Cameo Drive, (House Number) (Street) Nashville, TN 37211 (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 27th day of September, 19 85

William T. Tipps William T. Tipps

Mary Jo Tipps Mary Jo Tipps

STATE OF TENNESSEE
Davidson County
Williamson

BOOK 6588 PAGE 413

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Tipps and wife, Mary Jo Tipps

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 Brentwood, Tennessee, this 27th day of September, 19 85

Commission expires 1-10 89

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

William T. Tipps

Mary Jo Tipps

TO

James E. Philpott

PREPARED BY:
W. EDDIE MONTGOMERY, ATTORNEY
SUITE 150, 7003 CHADWICK DR.
BRENTWOOD, TN 37027

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 3668 PAGE 444

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 54900.00- CAMT. | |
| | | | 142.74 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 149.24- | |
| | | | 1718A09/30/85 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40355.

IDENTIFICATION REFERENCE

SEP 30 2 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177309

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