file 41

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Warren S. Tippett, III, et ux	Security Federal Savings & Loan	110-146
(NAME) 5531 New Hope Road	(NAME) 4235 Hillsboro Road	4D-16219
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tn. 37076	(STREET ADDRESS) Nashville, Tn. 37215	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------($10.00)---------- ----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by WARREN S. TIPPETT, III AND WIFE, KAREN S. TIPPETT, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, ERNEST L. SHOEMAKE, JR. AND WIFE, MARY M. SHOEMAKE,
have bargained and sold, and by these presents do transfer and convey unto the said

WARREN S. TIPPETT, III AND WIFE, KAREN S. TIPPETT,

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

Being Tract No. 10 of the Wright Lands unrecorded, and described according to a survey by J. Bruce Rainey, dated February 20, 1986, as follows:

Tract No. 10 fronts 170 feet on the easterly side of New Hope Road and runs back between parallel lines 825.0 feet to a line on the rear which measures 170 feet thereon.

Together with an easement for driveway purposes over the following described portion of Tract No. 9, as shown on a survey by J. Bruce Rainey, dated February 20, 1986, as follows:

BEGINNING at a point in the easterly margin of New Hope Road, at the northwest corner of Tract No. 9; thence with said easterly margin of said New Hope Road, South 3° 30' W 21.0 feet to a point; thence North 57° 56' East 36.6 feet to a point in the southerly line of Tract No. 10; thence with a portion of the southerly line of Tract No. 10, North 87° 04' West 20.00 feet to the point of beginning.

Being part of the property conveyed to Ernest L. Shoemake, Jr., and wife, Mary M. Shoemake, by deed from Baker & Freeman, Inc., of record in Book 4596, page 770, Register's Office for said County.

unimproved ( )
This is improved (xx) property, known as 5531 New Hope Road
(House Number) (Street)

Hermitage, Tn. 37076
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which 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 3RD day of March, 1986.

Mary M. Shoemake
ERNEST L. SHOEMAKE, JR. MARY M. SHOEMAKE

Ernest L. Shoemake Jr

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Ernest L. Shoemake, Jr., and wife, Mary M. Shoemake 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, at Office in Nashville, Tennessee this 3RD day of March 1986

Larry J. McGuire
NOTARY PUBLIC

My Commission Expires: July 18, 1987

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 himself to be _____ of the _____, the within bargainor, a corporation, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

Witness my hand and seal, at office in _____, this _____ day of _____ 1984.

_____
NOTARY PUBLIC

My Commission Expires: July 18, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 85,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Warren S. Tippett III

Sworn to and subscribed before me
this 4TH day of March, 19 86.

My commission expires 1-18-88 Notary Public

This instrument was prepared by:
John M. Jordan, Attorney, 4235 Hillsboro Road, Nashville, Tn. 37215
Name Address

80452
IDENTIFICATION REFERENCE
Mar 5 10 01 AM '86
FILED & RECORDED BY REGISTER DAVIDSON COUNTY, TN

WARRANTY DEED CHECK

FROM
ERNEST L. SHOEMAKE, JR., ET UX, MARY M. SHOEMAKE

TO
WARREN S. TIPPETT, III, ET UX, KAREN S. TIPPETT

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116

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

85000.00- CONT.
221.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.50-
9957A03/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80452

IDENTIFICATION REFERENCE

MAR 5 10 01 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 224359