THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
500 Church Street
Nashville, TN 37219

BOOK 6879 PAGE 787

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Virginia H. Tipton 4019 Wallace Lane Nashville, Tennessee 37215	Same	116-16-129 7DA-42420

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10) Clyde Franklin Hammer, Jr., and wife Susan H. Hammer, hereinafter, whether one or more, jointly and severally referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Virginia H. Tipton, unmarried, hereinafter, whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate located in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 55 on the plan of Part 1 Wallace Subdivision, of record in Book 1424, page 16, Register's Office for said County.

SAID Lot No. 55 fronts 100 feet on the westerly margin of Vail Avenue, now known as Wallace Lane and extends back 216 feet on the northerly line and 227 feet on the southerly line to a dead line in the rear, measuring 126 feet thereon.

BEING the same property conveyed to Clyde Franklin Hammer, Jr., and wife, Susan H. Hammer, by deed from Michael R. Goldberg and wife, Susan L. Goldberg, of record in Book 6068, page 106, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 1303, page 55, and Book 1357, page 303, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

This is improved property, known as 4019 Wallace Lane.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and the said Grantee's heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following: taxes for the year 1986, Restrictive Covenants of record at Book 1303, page 55, and Book 1357, page 303, Register's Office for Davidson County, Tennessee, and the matters shown in the Plan of record in Book 1424, page 16,

said Register's Office. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 6 day of June, 1986.

Clyde Franklin Hammer Jr.
Clyde Franklin Hammer, Jr.

Susan H. Hammer
Susan H. Hammer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Charlotte A. McCann, a Notary Public in and for the County and State aforesaid, personally appeared Clyde Franklin Hammer, Jr. the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this 6th day of June, 1986.

Charlotte A McCann
Notary Public

My Commission Expires:

4-19-87

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Charlotte A. McCann, a Notary Public in and for the County and State aforesaid, personally appeared Susan H. Hammer, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this 6th day of June, 1986.

Charlotte A McCann
Notary Public

My Commission Expires:

4-19-87

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, for this transfer is $91,825.00.

Virginia H. Tipton
Affiant

Subscribed and sworn to before me, this 6th day of June, 1986.

Charlotte A. McCann
Notary Public

My commission expires:

4-19-87

NOTARY PUBLIC DAVIDSON COUNTY

08151

IDENTIFICATION REFERENCE

JUN 6 3 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

91825.00- CAMT.
238.68 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 243.18-
2674A06/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0815

IDENTIF. REFERENCE

JUN 6 3 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 256316