Mail

This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEVIN P. KIPP, et ux (NAME)	MORTGAGE TRUST COMPANY (NAME)	61-15
1115 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	100
Nashville, Tennessee 37216 (CITY) (STATE) (P.O ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	15DZ 20890

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, HOWARD E. VAN HOOK and wife, HELEN MARIE VAN HOOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN P. KIPP and wife, SHARON D. KIPP

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:

Being the east 25 feet of Lto No. 5 and the west 40 feet of Lot No. 6, on the Map of Sunnymeade, Block "C", of record in Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of said lots adjoin and front together 65 feet on the north side of Ardee Avenue and run back between lines 201 feet, more or less on the east line of part of Lot No. 6 and 198.15 feet, more or less, on the west line of part of Lot No. 5 to a dead line on which they measure 65 feet, more or less.

Being the same property conveyed to Howard E. Van Hook and wife, Helen Marie Van Hook, by deed from Harry Lee Carney and wife, Vida Nelle Carney, of record in Book 2299, page 249, Register's Office for Davidson County, Tennessee.

2923 8 IDENTIFICATION REFERENCE
AUG 7 9 59 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1115 Ardee Avenue, Nashville, Tennessee 37216
(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 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 hand s this 31st day of July, 19 86

Howard E. Van Hook
HOWARD E. VAN HOOK

Helen Marie Van Hook
HELEN MARIE VAN HOOK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard E. Van Hook and Helen Marie Van Hook

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 Goodlettsville, Tennessee, this 31st day of July, 19 86.

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____

_____ 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 purpose 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 _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____ Notary Public

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

525[illegible].00- CAPIT.
147.00 CSTAX
.50 PRFE
6.00 MSC
CHECK 153.50-
7331A08/07/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 280474

2 9 2 3 8
Identif ↑ Reference
Aug 7 9 59 AM '86
Felix Z. Wilson II Register
Davidson Co., TN