Box 8 cg

BOOK 7021 PAGE 135 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Michael F. Kipp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 86

Notary Public

MY COMMISSION EXPIRES: 11-6-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Barnett & Alagia, 150-4th Avenue, N., Suite 1810, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Kipp (NAME)	same (NAME)	129-7
6308 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 11
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB 8D2-74865

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, DONALD F. MINTMIRE and BEVERLY A. MINTMIRE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL F. KIPP and wife, MARY ANN 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:

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of West Meade Farms, Section 1, as of record in Book 1424, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Donald F. Mintmire and wife, Beverly A. Mintmire, by deed from Constance B. Forehand of record in Book 6064, page 322, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1986; (2) Restrictive Covenants contained in an instrument of record in Book 1427, page 19, Register's Office for Davidson County, Tennessee; (3) Conditions of owner's certificate, a 100-foot minimum building setback line from Harding Road

and a 10-foot easement for public utilities and drainage purposes along the rear lot line as shown on the Plan of record in Plat Book 1424, page 47, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6308 Harding Road, Nashville, Tennessee 37205
(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 hands this 22nd day of October, 19 86

Donald F. Mintmire
DONALD F. MINTMIRE

Beverly A. Mintmire
BEVERLY A. MINTMIRE

1/27,

3553

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald F. Mintmire and Beverly A. Mintmire

the bargainors, 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 Nashville, Tennessee, this 22nd day of October, 1986.

Commission expires Oct 24, 1988

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

5 6 8 9 6

IDENTIFICATION REFERENCE

Oct 27 2 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

DONALD F. MINTMIRE

BEVERLY A. MINTMIRE

TO

MICHAEL F. KIPP

MARY ANN KIPP

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7021 PAGE 137

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

260000.00- CAMT.
728.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 734.50-
BC03A 10/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 8 9 6

IDENTIFICATION REFERENCE

Oct 27 2 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.04943