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4159
541990-5

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,400.00 *

A. Brant Lipscomb, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 19 87.

Notary Public

MY COMMISSION EXPIRES: July 10, 1990
(AFFIX SEAL)

* 185,300.00 of which has been paid to grantor and 16,100.00 of which has been paid to W. Owen Joyner as a contract assignment fee.

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| A. Brant Lipscomb, Jr. (NAME) | Fidelity Federal Savings & Loan (NAME) | 116-11-80 |
| 328 Walnut Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | BM-00710 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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, Adelaide Hite Hohanness, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. Brant Lipscomb, Jr. and wife, Susan D. Lipscomb

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. 30 on the Plan of Walnut Grove Subdivision, as of record in Book 974, page 2, said Register's Office.

Said Lot No. 30 fronts 100 feet on the easterly side of Walnut Drive and runs back 207 feet on the southerly lot line and 204.5 feet on the northerly lot line to a line in the rear which measures 100 feet thereon.

Being the same property conveyed to Adelaide Hite Hohanness by deed from Nellie G. Hite, a widow as of record in Book 4166, page 464, said Register's Office.

5.43.40

IDENTIFICATION REFERENCE

AUG 10 2 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved
This is improved (X) property, known as 328 Walnut Drive, 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 his hand this 7th day of August, 19 87

Adelaide Hite Hohanness

Adelaide Hite Hohanness

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Adelaide Hite Hohamness~~, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 1987.

Notary Public

Commission Expires July 10, 1990

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ 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 official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

**FROM**

Adelaide Hite Hohamness, unmarried

**TO**

A. Brant Lipscomb, Jr. and wife, Susan D. Lipscomb

**Attorneys Title Company**
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**

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

RECEIVED OF _____ BOOK 7321 PAGE 449

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

20140[illegible] CAT.
564.20 CTAX
.50 PRFEE
6.00 MISC
CHECK 570.70-
9861A0871387 MO .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.3.4.0

IDENTIFICATION REFERENCE

AUG 10 2 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 03842