4163

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Bat 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 1987.

Notary Public

MY COMMISSION EXPIRES: July 17, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Demey, 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
Samuel D. Lipshie (NAME)	Fidelity Federal Savings & Loan (NAME)	145-9-41
5866 East Ashland Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	FH-1768i
Nashville, Tennessee 37215 (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, John R. Costa and wife, Eileen C. Costa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel D. Lipshie and wife, Carol J. Lipshie

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. 107 on the Plan of Tyne Valley Estates, Section 5, as of record in Book 3600, page 54, said Register's Office.

Said Lot No. 107 fronts 247.97 feet on the southerly side of East Ashland Drive and runs back 194.53 feet on the westerly lot line and 203.0 feet on the easterly lot line to a line in the rear which measures 357.5 feet thereon.

Being the same property conveyed to John R. Costa and wife, Eileen C. Costa by deed from Thomas E. Mason and wife, Bettie S. Mason as of record in Book 6216, page 235, said Register's Office.

5572 6.

IDENTIFICATION

AUG 13 3 18 PM '87

FELIX Z. KELLEY, REGISTER
DAVIDSON COUNTY, TN

This is unimproved / improved (XX) property, known as 5866 East Ashland Drive, Nashville, Tennessee 37215
(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 seised 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 their hands this 11th day of August, 19 87

John R. Costa
By: Eileen C. Costa
Eileen C. Costa, Attorney-in-fact

Eileen C. Costa
Eileen C. Costa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this 11 day of August, 1986, before me personally appeared Eileen C. Costa, to me known to be the person described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal.

My Commission expires: July 17, 1988 Susan Calvert
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11 day of August, 1986, before me personally appeared Eileen C. Costa, to me known to be the person who executed the foregoing instrument in behalf of John R. Costa and acknowledged that she executed the same as the free act and deed of said John R. Costa. Witness my hand and official seal.

My Commission expires: July 17, 1988 Susan Calvert
Notary Public

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
John R. Costa and wife, Eileen C. Costa

TO
Samuel D. Lipshie and wife, Carol ~~J. Lipshie~~

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5 7.2 6:

IDENTIFICATION REFERENCE

AUG 13 3 18 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 05376