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FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 87

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

File # 22002
Loan # 2139448

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: Citizens and Southern | MAP-PARCEL NUMBERS |
|---|---|---|
| BILLY R. TIPPS (NAME) | Mortgage Company (NAME) | MAP 127 |
| 8381 Merrymount Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 656 (STREET ADDRESS) | PAR 122 |
| Nashville, Tn 37221 (CITY) (STATE) (P.O. ZIP) | Tucker, GA- 30085-0656 (CITY) (STATE) (ZIP) | 9D 62630 |

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, CYNTHIA DIANE STUART an unmarried widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY R. TIPPS etux SHELLY H. TIPPS

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. 1 on the Plan of John Cunningham Estates, Section 3, as of record in Book 4860, Page 69, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Tony W. Stuart etux Cynthia Diane Stuart, the said Tony W. Stuart having since died, by deed from Ernest K. Crossland etux Glenda S. Crossland of record in Book 6001, 642, Register's Office for Davidson County, Tennessee.

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

AUG 31 11 26 AM '87

IDENTIFICATION REFERENCE

60715

8/31 25.33 CHECK

* unimproved
This is improved X property, known as 8381 Merrymount Drive, Nashville, Tn 37221
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 her hand this 26th day of August, 19 87

~~CYNTHIA DIANE STUART~~ Cynthia Diane Stuart

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**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CYNTHIA DIANE STUART

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 19 87.

Notary Public

Commission Expires 3-11-91

**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 CYNTHIA DIANE STUART

TO BILLY R. TIPPS

SHELLY H. TIPPS

Saturn & Mazer, Attorneys
Row 1
Box 7

**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 |
|---|---|---|---|---|

103500.00- CAMT.
289.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 296.30-
7364A08/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 7 1 5

IDENTIFICATION REFERENCE

AUG 31 11 27 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 11159