BOOK 7357 PAGE 353

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

James M Owens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 19 87

Notary Public

MY COMMISSION EXPIRES: 3-4-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates One Burton Hills Blvd., S-220, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Owens, unmarried (NAME)	SAME (NAME)	054-14
304 Rolling Mill (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	025
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	(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, James Virgil Nipp and Mattie Lou Nipp, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Owens, unmarried

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 Lot No. 80 on the Plan of Brandywine Farms, Section 2, as of record in Book 3700, page 28, 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 James Virgil Nipp and wife, Mattie Lou Nipp by deed from L. T. Walton and A. L. Rhoten of record in Book 4010, Page 119, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3816, page 544, Book 3822, page 851, Book 3936, page 811 and extended in Book 6691, page 977 said Register's Office.

This conveyance is subject to any and all existing easements of record.

6.6.9 1.6.

IDENTIFICATION REFERENCE

Sep 21 11 55 AM 87

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 304 Rolling Mill, Old Hickory, TN 37138
(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 their hands this 18th day of September, 19 87

James Virgil Nipp

Mattie Lou Nipp

STATE OF TENNESSEE
Davidson County

BOOK 7357 PAGE 354

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Virgil Nipp and wife, Mattie Lou Nipp

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 Nashville, Tennessee, this 18th day of September, 19 87

Commission expires 3-11-91

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 (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 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

WARRANTY DEED

FROM
James Virgil Nipp and wife,
Mattie Lou Nipp

TO
James M. Owens, unmarried

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7357 PAGE 355

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

147000.00- CAMT.
411.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 418.10-
4548A09/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 9 1 1 6

IDENTIFICATION REFERENCE

SEP 21 11 56 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 18178