BOOK 7452 PAGE 467 FORM No WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Donald P. Cranford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF January, 19 88

A. Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 21, 1990
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
DONALD P. CRANFORD	MORTGAGE SPECIALISTS, INCORPORATED	MAP 43
(NAME)	(NAME)	
330 ELM STREET	2285 MURFREESBORO ROAD	PAR. 13-0
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN 37115	NASHVILLE, TN 37217	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WILLIAM RAY ZIPPERER and NORVA RUTH ZIPPERER GREEN
HEIRS OF E. H. ZIPPERER, DECEASED
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD P. CRANFORD and TONIA L. TANNER, Unmarried Persons
as Joint Tenants with the Right of Suvivorship.
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. 36 of Block "I" on the Plan of Forest Park Subdivision at Madison, Tennessee which is of record in Book 843, page 44, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 36 fronts 87-1/2 feet on the southerly side of Elm Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to E. H. Zipperer and wife, Ruth Dillard Zipperer, by deed of record in Book 1198, page 50, Register's Office for Davidson County, Tennessee; the said Ruth Dillard Zipperer having predeceased E. H. Zipperer, and the said E. H. Zipperer having since died, pursuant to the Last Will and Testament of Ezra H. Zipperer, of record in Will Book 156, page 536, Probate Court Clerk's Office for Davidson County, Tennessee, the property now vests in William Ray Zipperer, a one-half undivided interest, and in Norva Ruth Zipperer Green, a one-half undivided interest.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

9 8 8 4 2
IDENTIFICATION REFERENCE
JAN 20 10 40 AM 1988
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 330 ELM STREET, MADISON, TN 37115
(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 heir 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 covey 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 hand s this 15th day of January, 19 88

Norva Ruth Zipperer Green
NORVA RUTH ZIPPERER GREEN

William Ray Zipperer
WILLIAM RAY ZIPPERER

BOOK 7452 PAGE 468

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM RAY ZIPPERER

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 15th day of January, 19 88.

Commission expires January 21, 1990

A. Aaron Adams
Notary Public

A. AARON ADAMS

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

STATE OF FLORIDA:
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORVA RUTH ZIPPERER GREEN, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS My hand this 18th day of January, 1988.

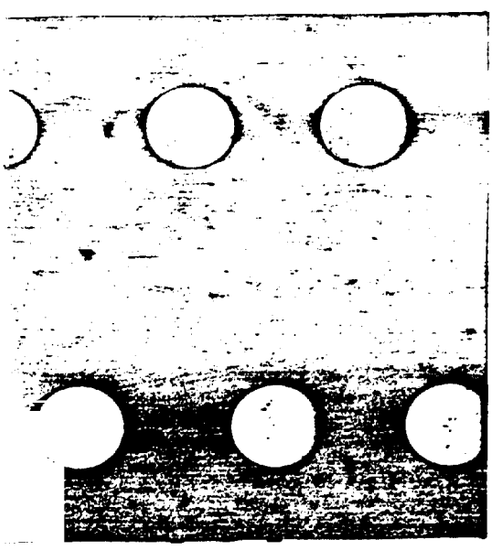
Carolyn S Workman
Notary Public

My Commission expires: _____

Notary Public
State of Florida at Large
My Commission Expires Dec 2, 1991

CAROLYN S. WORKMAN NOTARY PUBLIC STATE OF FLORIDA





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7452 PAGE 469

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

DATE 490[illegible].00
CON FY [illegible].50
PRFEE 0.50
MDEED 6.00
TOTAL 147.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 147.70

01/20/88 01 10:43 0001 9870

9.8.8 4.2.

IDENTIFICATION REFERENCE

JAN 20 10 40 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 54621