FILE 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
JAMES G. TIPPITT ET UX	CITICORP MORTGAGE, INC.	27W 25020
(NAME) 217 Freda Villa	Mail Station 302 (NAME) P.O. Box 790002	72-13-322
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115 (CITY) (STATE) (ZIP CODE)	(STREET ADDRESS) St. Louis, MO 63179-0002 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7531 PAGE 168

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $35,292.00 payable to Security Financial & Mortgage Corp. and secured by a Deed of Trust of record in Book 6867, page 896, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof;

1987 05/02 0101 03CHECK 105.90

We, JAMES D. COMBS AND WIFE, TERESA COMBS,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES G. TIPPITT AND WIFE, MARGARET A. TIPPITT,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the East One-Half of Lot No. 31 on the Plan of SHARPE AND HORNS FOURTH ADDITION TO NASHVILLE, of record in Plat Book 161 at Page 172, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

SAID part of lot fronts 50 feet on the Southerly side of Douglas Avenue and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to JAMES D. COMBS and wife, TERESA COMBS by deed from ROBERT H. BRASWELL, of record in Book 6867, Page 893, Register's Office for Davidson County, Tennessee.

26075

IDENTIFICATION REFERENCE

MAY 2 10 42 AM '88

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TN

unimproved ( )
This is improved (xxx) property, known as 918 West Douglas Avenue (House Number) (Street)
Nashville, Tennessee 37206
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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 hands this 26th day of April, 1988.

James D. Combs
James D. Combs

Teresa Combs
Teresa Combs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7531 PAGE 169

Personally appeared before me the undersigned, a Notary Public in and for said County and State James D. Combs and wife, Teresa Combs

the within named 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 seat at Madison, Tennessee, this 26th day of April, 19 88.

Joyce B. Donahue Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $35,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James Tippitt

Sworn to and subscribed before me this 26th day of April, 19 88

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

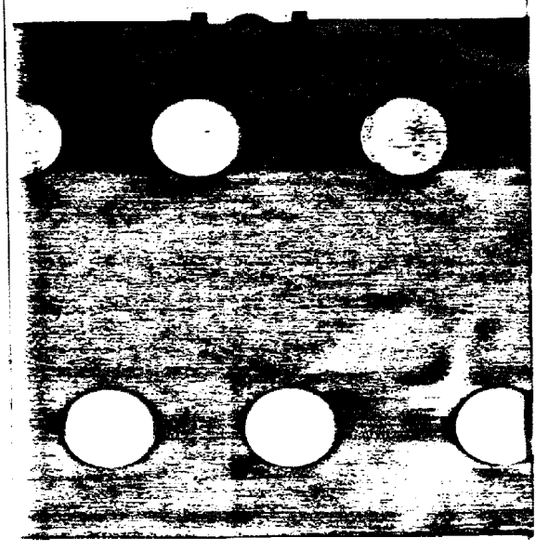
WARRANTY DEED

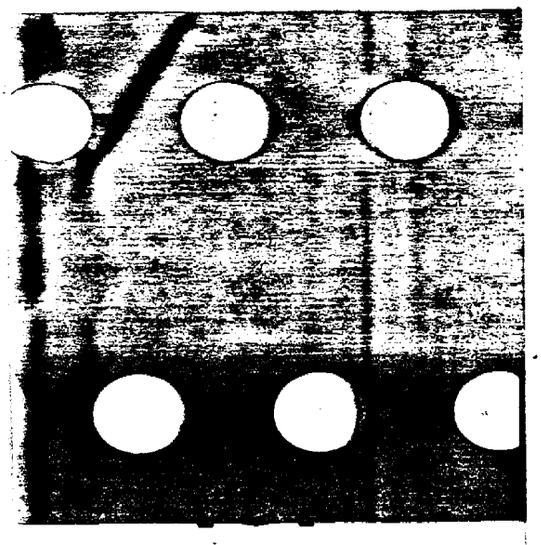
FROM
JAMES D. COMBS ET UX

TO
JAMES G. TIPPITT ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7531 PAGE 170

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

CAMT 35500.00
CON TX 99.40
PRFEE 0.50
WDEED 6.00
TOTAL 105.90
CHECK 105.90

05/02/88 01 10:48 0001 1887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26075

IDENTIFICATION REFERENCE

MAY 2 10 42 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86175