Bay = 8

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Fred Gipson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE 2nd DAY OF June, 19 89

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: March 21, 1991
(AFFIX SEAL)

BOOK 7856 PAGE 612

THIS INSTRUMENT WAS PREPARED BY

Nella Schneider Hunt, Attorney, 222 Third Avenue, North, Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
FRED GIPSON (NAME)	FRED GIPSON (NAME)	92-6-576
2116 Scott Avenue (STREET ADDRESS OR ROUTE NUMBER)	2116 Scott Avenue (STREET ADDRESS)	92-7-155
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	92-7-165

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 LEROY DUNLAP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED GIPSON AND WIFE, DORIS GIPSON

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:

1578 06/05 0101 03CHECK 144.80

SEE ATTACHED EXHIBIT "A"

JUN 5 10 29 AM '89

33375

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

unimproved ( )
This is improved (X) property, known as 2604 Clifton Avenue, Nashville, TN
1925 Herman Street - Nashville, TN
1907 Herman Street - Nashville, TN
(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 my hand this 2nd day of June, 1989

Leroy Dunlap
LEROY DUNLAP
By: Charles R. Scott
CHARLES SCOTT
Atty-in-Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

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

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of June, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHARLES SCOTT, to me known to be the person who executed the foregoing instrument on behalf of LEROY DUNLAP, and acknowledged that he executed the same as the free act and deed of the said LEROY DUNLAP.

WITNESS my hand and seal at Nashville, Tennessee, this the 2nd day of June, 1989.

Notary Public

My Commission expires: March 11 1991

Exhibit A

Tract I: Land in Davidson County, Tennessee, being part of Lot No. 16 on the Plan of the Harding Lytle Tract, as of record in Book 21, page 102, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Herman Street, 50 feet westerly from the northwest corner of Lot 13 on the Map of Bush Subdivision, as of record in Book 57, page 20, Register's Office; thence westwardly with the southerly margin of said Street, 75 feet; thence southwardly 150 feet to the northerly margin of an alley; thence eastwardly with the same 75 feet; thence northwardly, parallel with the westerly line of said lot No. 13, 150 feet to the beginning.

Being the same property conveyed to Leroy Dunlap by deed from J.A. Smith and wife L.M. Smith of record in Book 6027, page 38, said Register's Office.

Tract II: Land in Davidson County, Tennessee, being the easterly 37.5 feet on the westerly 75.7 feet of Lot No. 1 on the Map of Buchi's Subdivision of Lot No. 20 on the Boyd McNairy Tract, as of record in Book 421, page 66, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 37.5 feet on the southerly side of Clifton Pike and runs back between parallel lines 158 feet to an alley.

Being the same property conveyed to Leroy Dunlap by deed from Allen Hinton of record in Book 6384, page 11, said Register's Office.

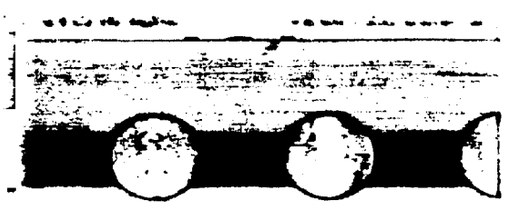
Tract III: Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 9 on the map of W.G. Bush's Subdivision of Lot No. 16, Harding Lytle Tract, as of record in Book 57, page 20, Register's Office for said County.

Said part of Lot No. 9 fronts 30 feet on the southerly side of Herman Street and runs back between parallel lines, along the westerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Leroy Dunlap by deed from Ambrose W.J. Clay, of record in Book 6566 , page 615, said Register's Office.

OFFICIAL RECEIPT

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



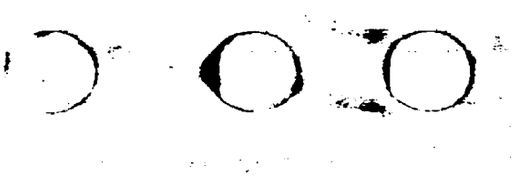
RECEIVED OF _____

FOR _____

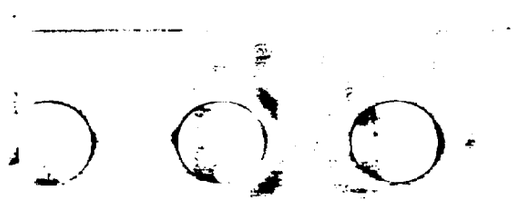
BOOK 7856 PAGE 615

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

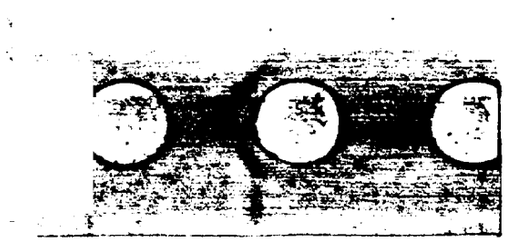
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	41000.00
CDA TX	135.30
PRFEE	0.50
WDEED	9.00
TOTAL	144.80
CHECK	144.80



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/05/89 01 10:33 0001 1578



38326

JUN 5 10 30 AM '89

No. 215941