BOOK 8632 PAGE 55

PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31912)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 63,500.00

Affiant

Sworn and subscribed before me this
21st day of May, 1992.

Notary Public

My Comm. Expires: 9/24/92

**ADDRESS NEW OWNER:**
Dale A. Tipps
4502 Utah Avenue
Nashville, TN 37205

**RESPONSIBLE FOR PAYMENT OF TAXES:**
NationsBanc Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

**MAP-PARCEL NUMBERS**
103-04-106

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. Herrmann and spouse, Karen Herrmann,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dale A. Tipps and spouse, Angela R. Tipps,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 8 of Block 3 on a Map of a part of Sylvan Park as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 50 feet on the northerly side of Utah, formerly 7th Avenue, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Mark A. Herrmann and wife, Karen Herrmann by deed from ACLA Profit Sharing Trust of record in Book 7601, page 721, and also by deed being placed of record immediately prior hereto, in saidRegister's Office for Davidson County, Tennessee.

12520

IDENTIF. TREFERENCE

MAY 22 11 11 AM '92

FEE [illegible] DAVIDSON COUNTY TN.

9255 05/22 0101 03CHECK 241.95

**This is improved property, known as:** 4502 Utah Avenue, Nashville, TN 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of May, 1992.

**Mark A. Herrmann**

**Karen Herrmann**

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**

On this 21st day of May, 1992, before me the undersigned authority, personally appeared Mark A. Herrmann and Karen Herrmann, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/24/92

Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8632 PAGE 56

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 63500.00
CON TX 234.95
PRFEE 1.00
WDEED 6.00
TOTAL 241.95
CHECK 241.95

05/22/92 01 11:13 0001 9255

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 2520

IDENTIF. TREFERENCE

MAY 22 11 11 AM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

**No.** 533423