STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 16th day of June 19 92

My commission expires: 1/25/93 (Affix Seal)

Theophilus Gipson (Grantee)

Notary Public

DORIS D. FREEMAN NOTARY AT LARGE STATE OF TN

WARRANTY DEED

Mail THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Theophilus Gipson, Sr.	NEW OWNER
106 Archwood Dr	
STREET ADDRESS	STREET ADDRESS
MADISON TN 37115	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO.: 43-11-179 11D52685	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Walter G. Lee, Married

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Theophilus Gipson, Sr., Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 5 on the Plan of John W. Anderson Subdivision of Lot Four in the Anderson Estates, of record in Plat Book 1835 at page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter G. Lee by deed recorded in Book 5131 at page 470, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1992 and subsequent years, easements and restrictive covenants of record.

Mary J. Lee, spouse of Walter J. Lee, joins in this conveyance to relinquish any marital rights she may have in said property by virtue of her marriage to Walter J. Lee.

20210

IDENTIF. REFERENCE

JUN 18 9 21 AM '92

FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

2277 06/18 0101 03CHECK 99.50

THIS IS IMPROVED PROPERTY KNOWN AS 106 Archwood Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 ~~16th~~ 15th day of June, 19 92

Walter G. Lee

Walter G. Lee

Mary J. Lee

Mary J. Lee

State of Tennessee
County of SUMNER

On this 15th day of June, 1992, before me personally appeared Walter G. Lee and wife, Mary J. Lee to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My commission expires:

1/25/93

DORIS M. FREEMAN NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8654 PAGE 504

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 6.00
TOTAL 99.50
CHECK 99.50
06/18/92 01 09:21 0001 2277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20210

IDENTIF. REFERENCE

JUN 18 9 21 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 542009