STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,416.94

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 19 92.

Notary Public

MY COMMISSION EXPIRES: 4/24/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Logan (NAME)	Glendale Federal Bank (NAME)	11D 19070
217 Freda Villa (ADDRESS)	P. O. Box 85366 (ADDRESS)	51-11-62
Madison, TN 37115 (CITY) (STATE) (ZIP)	San Diego, California 92138 (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, James G. Tippitt and wife, Margaret A. Tippitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Logan and wife, Amy Y. Logan

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 Part of Lot No. 75 on the Plan of Oakland Acres, Section VII, as of record in Book 2663, page 108, Register's Officer for said County.

Beginning at a point in the easterly margin of Freda Villa at the common corner of Lots Nos. 75 and 76; thence northerly along said margin 117.0 feet to a point, the common corner of Lots Nos. 74 and 75; thence easterly along the common line btween said lots, 352.4 feet to a point in the westerly margin of the L & N Railroad right of way; thence southerly along said margin 67 feet to the northeast corner of the property vested in Fletcher M. Simmons, Jr., and wife, Nola B. simmons, by decree entered in Minute Book 74, page 273, Chancery Court at Nashville; thence with Simmons' northerly line westerly in a straight line, 358.5 feet, more or less, to the point of beginning.

Being the same property conveyed to James G. Tippitt and wife, Margaret A. Tippitt, by deed from Mary S. Tippitt Hopper, unmarried, of record in Book 5459, page 128, Register's Office for Davidson County, Tennessee.

The within named Grantees agree to assume and promise to pay the unpaid balance of a certain indebtedness in the original principal amount of $49,650.00 payable to Mercantile Mortgage Company, and secured by Deed of Trust of record in Book 5459, page 131, Register's Office for Davidson County, Tenenssee, to which reference is here made for complete terms and conditions thereof;

unimproved ( )
This is improved (X) property, known as 217 Freda Villa, Madison, Tennessee 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 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 our hand s this 6th day of August, 19 92

James G. Tippitt

Margaret A. Tippitt

BOOK 8707 PAGE 574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Tippitt and wife, Margaret A. Tippitt

the bargainor, S[illegible], 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 seal at Madison, Tennessee, this 6th day of August, 19 92.

Commission expires 11/26/94

Notary Public

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

38399

IDENTIFICATION REFERENCE

AUG 21 8 32 AM '92

[illegible] WILLIAMS REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

James G. Tippitt and wife, Margaret A. Tippitt

TO

John P. Logan and wife, Amy Y. Logan

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

1489 08/21 0101 03CHECK 306.48

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

RECEIVED OF _____

FOR _____

BOOK 8707 PAGE 575

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 80416.94
CON TX 297.48
PRFEE 1.00
WDEED 8.00
TOTAL 306.48
CHECK 306.48

08/21/92 01 08:33 0001 2469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38399

IDENTIFI REFERENCE

AUG 21 8 32 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 562213