OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9530 PG 806

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF November, 1995

NOTARY PUBLIC

My Commission expires: 1/22/95

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
HAROLD D. TIPTON (NAME)	same (NAME)	93-14-216
P. O. Box 3188 (ADDRESS)	(ADDRESS)	
Bristol, TN 37625 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

KEN McLAUGHLIN

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

HAROLD D. TIPTON AND WIFE, WINONA M. TIPTON

hereinafter called the **GRANTEES**, their 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. 63 and the northerly 10 feet of Lot No. 64, on the Plan of O. Ewing's Addition to Nashville, of record in Book 21, page 120, said Register's Office.

Said Lot No. 63 and the northerly part of Lot No. 64 front together 60 feet on the westerly side of Seventh Avenue South, formerly Stevenson Avenue, and runs back between parallel lines, with the southerly margin of an alley, 160 feet to an alley in the rear.

Being the same property conveyed to Ken McLaughlin by deed from Commerce Union Bank, as Executor and Trustee under the Last Will and Testament of Louie M. Phillips, deceased, of record in Will Book 153, page 787, Probate Court for Davidson County, Tennessee, and of record in Book 7087, page 293 Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 623 (House Number) Seventh Avenue, South (Street) Nashville (City) TN (State) 37203 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 25th day of November, 1994.

KEN McLAUGHLIN

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9530 PG 807

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KEN McLAUGHLIN, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of November, 19 94.

My Commission expires:
1/22/95

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

IDENTIF. & REFERENCE 12376

NOV 29 AM 11:09 FILED DAVIDSON CO. TENN. REGISTER

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

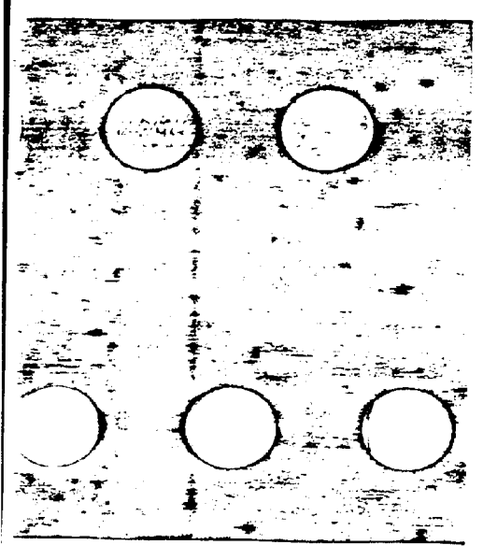
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

11/29 0101 03CHECK

693-50





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

RECEIVED OF _____

FOR _____

book 9530 pg 808

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 185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
TOTAL 693.50
CHECK 693.50

11/29/94 01 10:09 0001 7777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12376
IDENTIF. & REFERENCE

94 NOV 29 AM 10:09
REGISTER
DAVIDSON COUNTY, TN.

No. 857813