45

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael Taylor and Rita Taylor (NAME)	Michael Taylor and Rita Taylor (NAME)	
112 Rose St. (STREET ADDRESS OR ROUTE NUMBER)	112 Rose St. (STREET ADDRESS)	119-01-268
Nashville, Tn 37210 (CITY) (STATE) (ZIP CODE)	Nashville, Tn 37210 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 9590 PG 289

For and in consideration of the sum of

Ten and no/100---------- DOLLARS

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Helen Hudgins Lipscomb

have bargained and sold, and by these presents do transfer and convey unto the said Michael Taylor and Rita Taylor

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 42 on the map of the Subdivision of Lots Nos. 7,8,9,10 ect. Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for said County.

Said Lot 42 fronts 50 feet on the northerly side of Rose Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Clarence O. Lipscomb and wife, Annie Laura Lipscomb by deed from Leegie W. Deal and wife, Opal Deal of record in Book 1970, page 275, Register's Office Davidson County, Tennessee. Clarence O. Lipscomb preceded in death by Annie Laura Lipscomb. Clarence O. Lipscomb having since married Helen Hudgins Lipscomb. Clarence O. Lipscomb now being deceased.

95 FEB -7 AM 11:49
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

32382

unimproved ( )

This is improved ( ) property, known as 112 Rose St (House Number) (Street)

Nashville, TN 37210 (P.O. Address) (City or Town) (Zip Code)

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.

Whenever 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 01 day of February, 1995.

Helen Hudgins Lipscomb

Helen Hudgins Lipscomb

12489.HUD

BOOK 9590 PG 290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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 Nashville, this 01 day of February, 1995.

My commission expires 2-25-97 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

FEE 03/01 01:01 03C-ECK 157.00

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

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $40,000.00
This is equal to or greater than the property would bring at a fall and voluntary sale. Rita M Taylor

Sworn to and subscribed before me
this 1st day of February, 1995.
My commission expires 1-22-97 Notary Public _____

This instrument was prepared by:

Amqui Title & Escrow Company, Inc. 405 Two Mile Pike Goodlettsville, Tn. 37072
Name Address

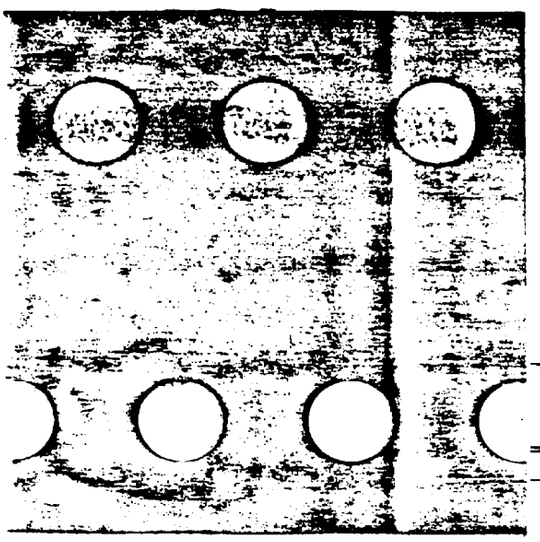
WARRANTY DEED

FROM

TO

INGRAM AND LOWE
ATTORNEYS AT LAW,
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

12489.HUD



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

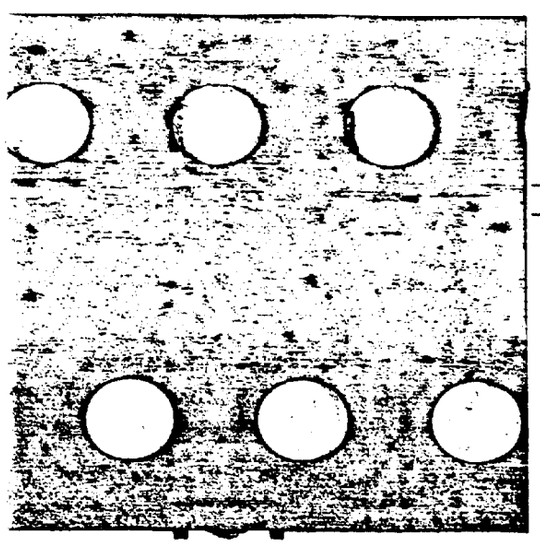
RECEIVED OF _____

FOR _____

BOOK 9590 PG 291

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

02/07/95 01 11:50 0001 9787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32382 IDENTIF. ↑ REFERENCE

95 FEB -7 AM 11:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 879524