0074053

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 JUN 28 AM 9:57

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 36663
Dav. Co. File: Box 8

BOOK 9714 PG 257

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Larry E. Hipps 1910 Bransford Avenue Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 105-11-278 06DA 21915

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 **Elsie S. Duke, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry E. Hipps, a single person,** 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. 29 on the map of George I. Waddey's Subdivision of the south part of Horton Lots of record in Book 547, page 8, Register's Office for said County.

SAID Lot No. 29 fronts 57 feet 6 inches on the easterly side of Wedgewood Avenue, now Bransford Avenue, and runs back between lines, 207 feet 6 inches on the north line and 188.7 feet on the south line to a dead line on which it measures 50 feet.

BEING the same property conveyed to Omer T. Duke and wife, Elsie S. Duke and son, Johnny Duke, unmarried and to the survivor of them, by deed from Thomas N. Smith and wife, Mildred L. Smith of record in Book 3945, page 462, said Register's Office. By Quitclaim Deed of record in Book 5737, page 510, the said Johnny Duke conveyed his interest in subject property to Omer T. Duke and wife, and Elsie S. Duke. The said Omer T. Duke has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 1910 Bransford Avenue, Nashville, TN 37204

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.

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WITNESS THE EXECUTION HEREOF this 27th day of June, 1995.

Elsie S. Duke

State of Tennessee
County of Davidson

On this 27th day of June, 1995, before me the undersigned authority, personally appeared **Elsie S. Duke**, 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: PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer *is:* $ 28000.00

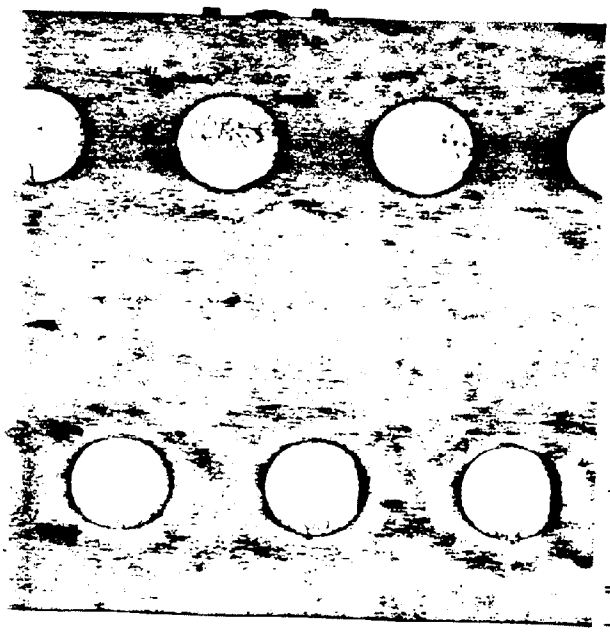
Affiant

Sworn and subscribed before me on the 27th day of June, 1995.

My Commission Expires: PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

5642 06/28 0101 03CHECK 112.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

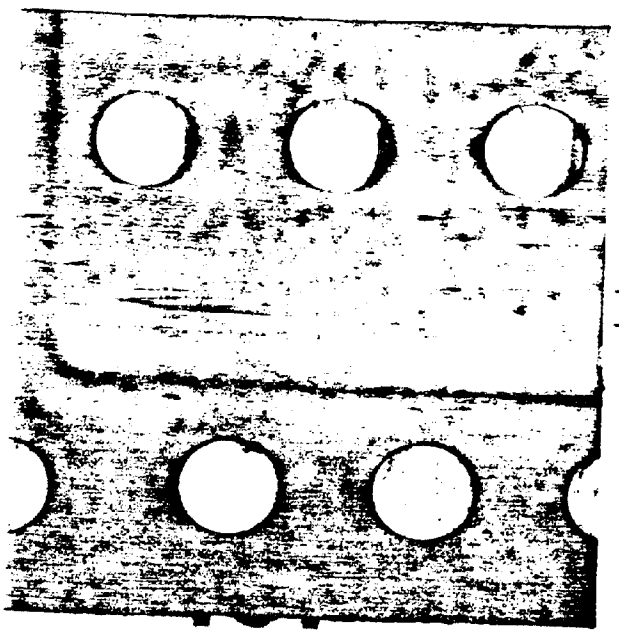
RECEIVED OF _____

FOR _____

BOOK 9714 PG 259

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	28000.00
CON TX	103.60
PRFEE	1.00
WDEED	8.00
TOTAL	112.60
CHECK	112.60

06/28/95 01 09:57 0001 5642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074053
IDENTIFICATION REFERENCE

95 JUN 28 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924829