75 x 5X

WARRANTY DEED

BOOK 9881 PAGE 697

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: January 23, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry L. Hipkens	NBC Tax Division	MAP 131-8
(NAME)	(NAME)	
1101 Brookmeade Drive	P.O. Box 68	PARCEL 27
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(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, H.C. Young, Jr., Trustee with full power to transfer, sell & convey without the joinder of a beneficary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry L. Hipkens and wife, Susan B. Hipkens

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:

Being part of Lot No. 24 on the Plan of Duncanwood Subdivision of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee.

Said part of Lot 24 fronts 129.3 feet on the westerly side of Brookmeade Drive and extends back 160 feet on the southerly line and 150.5 feet, more or less, on the northerly line, to a dead line in the raear measuring 130.3 feet thereon.

Being the same property conveyed to H. C. Young, Jr., Trustee, with full power to convey or encumber without rejoinder, by deed from Richard R. Renardson and wife, Kristie L. Renardson of record in Book 6395, page 171, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1995 taxes, paid, prorated and assumed by the Grantees; all matters as shown on the plan of record; and any and all easements located on the property.

0129719

IDENTIFICATION REFERENCE

95 DEC -6 PM 3:58

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1101 Brookmeade Drive, Nashville, TN 37215
(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 my hand this 1st day of December 19 95

H.C. Young, Jr., Trustee with full power to transfer, sell & convey without rejoinder
By: H. C. Young, Jr.
H. C. Young, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF

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

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 _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared H. C. Young, Jr. ~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee ~~and~~ _____ respectively of the ~~XXXXXXXXXXXX~~ the within named bargainor, ~~and that~~ and that he as such Trustee ~~and that~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of ~~the corporation~~ by the said H.C. Young, Jr. as such Trustee, ~~and acknowledging the same for the said~~ ~~as such~~.

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of December 19 95.

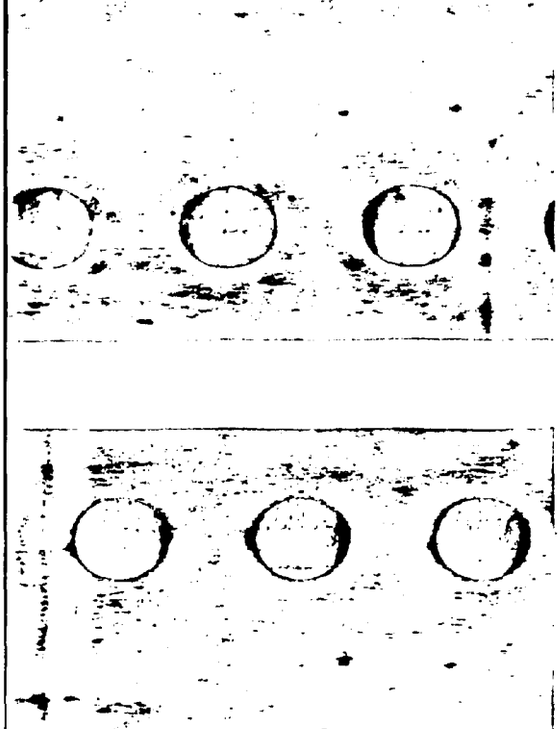
My commission expires January 25, 1997

Marshall X. Hix
Notary Public

MARSHALL L. HIX - NOTARY PUBLIC AT LARGE - STATE

WARRANTY DEED
FROM
TO
RETURN TO:

5696 12/06 0101 03CHECK 615.00



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

RECEIVED OF _____

FOR _____

BOOK 9881 PG 699

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	
				164000.00
			CON TX	606.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	615.80
			CHECK	615.80
12/06/95	01		15:59 0001	5696

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0129719 IDENTIF. ↑ REFERENCE

95 DEC -6 PM 3:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 984182