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

BOOK 9888 PG 167

W & I Ref: (kd) Title No: 36424
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Michael F. Kipp<br>Mary Ann Kipp<br>6308 Harding Road<br>Nashville, Tennessee 37205 | SAME |

**TAX MAP-PARCEL NUMBERS:** 116-2B-62

# *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 **H. G. Hill Realty Company**, a Tennessee corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael F. Kipp and spouse, Mary Ann Kipp,** 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:**

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being **Lot No. 57** on the Final Plat of **Hill Place,** of record in Plat Book 7900, Page 913 and Pages 923-932 **(at Page 929)**, as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being a part of the same properties conveyed to H. G. Hill Realty Company by deeds from: M. L. Fletcher, of record in Book 904, Page 384; H. G. Hill and Mrs. H. G. Hill, of record in Book 731, Page 542; Horace G. Hill, Jr. and Mrs. Horace G. Hill, Jr., of record in Book 6431, Page 100; and May Buntin Hill, of record in Book 9587, Page 573; all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions of the Declaration of Protective Covenants, Conditions & Restrictions for Hill Place as of record in Book 9645, Page 85, as amended in Book 9658, Page 19, said Register's Office, to all matters shown on the referenced subdivision Plat, and to the lien of the 1995 property taxes, which taxes Grantor agrees to pay promptly when due.

**This is unimproved property, known as:** Lot No. 57, Hill Place

**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 successors 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.

**IN WITNESS WHEREOF** Grantor has caused this instrument to be executed by its duly authorized officer this 11th day of December, 1995.

**H. G. Hill Realty Company, Grantor**

By: _____
James W. Granbery, Vice-President

**State of Tennessee**
**County of Davidson**

Before me, the undersigned authority, personally appeared **James W. Granbery, with** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of **H. G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 11th day of December, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

_____
Notary Public

My Commission Expires: _____

**State of Tennessee**
**County of Davidson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150000.00

_____
Affiant

Sworn and subscribed before me, the undersigned official, on the 11th day of December, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

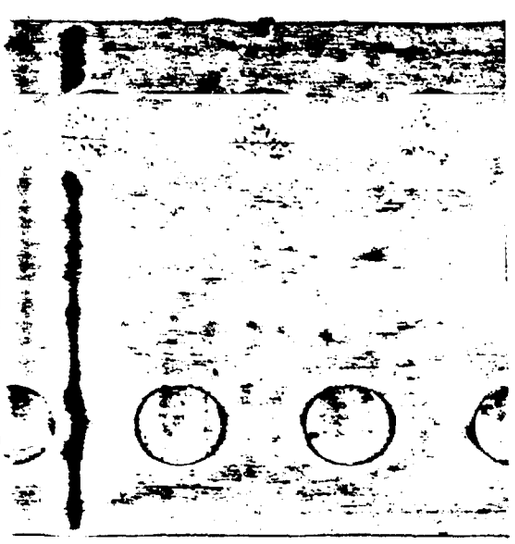
_____
Notary Public

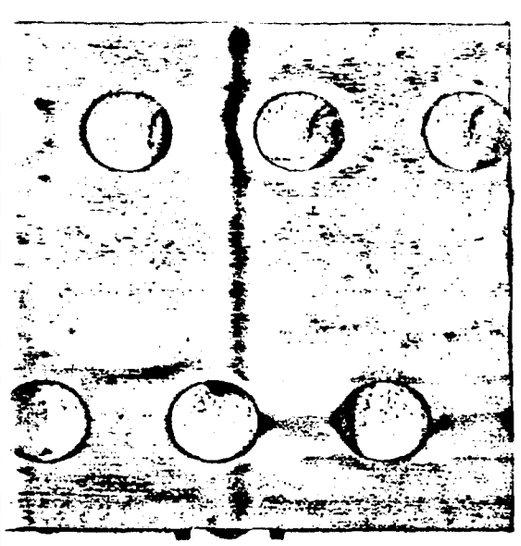
My Commission Expires: _____

0131867
IDENTIF. & REFERENCE

95 DEC 14 AM 10:55
FELIX A. WILSON, JR.
DAVIDSON COUNTY, TN.

95 12/14 0101 03CHECK 564.00





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

RECEIVED OF _____

FOR _____

BOOK 9888 PG 169

| | | |
|---|---|---|
| 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
150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00
12/14/95 01 10:16 0001 B089

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0131867
IDENTIF. ↑ REFERENCE

95 DEC 14 AM 10:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 986549