BOOK 10142 PG 333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Jon Michael Kipp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 19 96

Michelle Potter
Notary Public

MY COMMISSION EXPIRES: 3-23-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NCASH-96-2582
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 | 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Vultee Boulevard, Nashville, TN 37217 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Michael Kipp (NAME)	Same (NAME)	MAP 83-6
802 Setliff Place (ADDRESS)	(ADDRESS)	PARCEL 59
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	27W-03650

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, Estate of Ada Anderson by Robert Anderson, Co-Executor and Joan A. Turbeville Co-Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon Michael Kipp and wife, Christy Lynn Kipp

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:

Land in Davidson County, Tennessee, being the South 35 feet of Lot No. 38 and the North 30 feet of Lot No. 39 in the Subdivision of the Roy F. Williams Property in the John W. Hunter Tract as of record in Book 547, page 13, Register's Office for said County.

Said parts of said Lots Nos. 38 and 39 adjoin and front together 65 feet on the west side of Setliff Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Id Anderson, a widow for life, with remainder to Ada E. Anderson, unmarried and George C. Anderson, unmarried for life and upon the death of either to the survivor, their heirs and assigns by deed from G. J. Ingraham and wife, Mary B. Ingraham of record in Deed Book 2151, page 281, Register's Office for said County. And by Letters testamentary for Docket # 96P-446, Probate Court Clerks Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

0210040

IDENTIF. ↑ REFERENCE

96 AUG -2 AM 8:14

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 802 Setliff Place, Nashville, Tennessee 37206
(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 our hand S this 26th day of July 19 96

Estate of Ada Anderson
By: Robert Anderson Co-Executor
Robert Anderson, Co-Executor

By: Joan A. Turbeville, Co-Executor
Joan A. Turbeville, Co-Executor

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STATE OF TENNESSEE
COUNTY OF Davidson

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Anderson, Co-Exeucutor and Joan A. Turbeville, Co-Executor

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 19 96.

Commission expires 5-23-98

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 Robert Anderson and Joan A. Turbeville with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Executor and Co-Executor respectively of the Estate of Ada Anderson the within named bargainor, and partnership, and that they as such Co-Executor and Co-Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Robert Anderson as such Co-Executor, and attesting the same by the said Joan A. Turbeville as such Co-Executor.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of July 19 96.

My commission expires 5-23-98

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

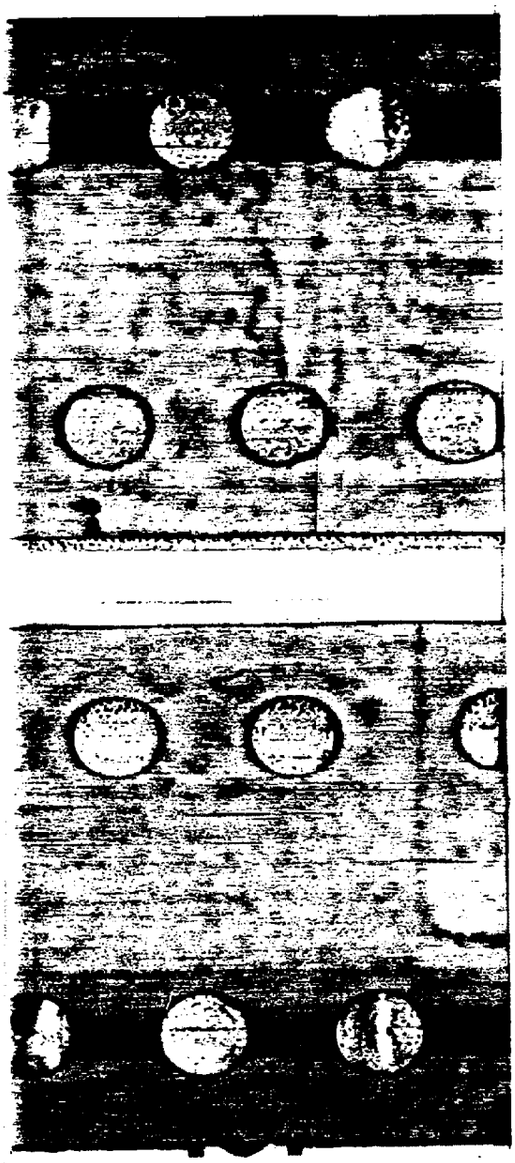
[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

[ ] 245 Dover Road
Clarksville, Tennessee 37040

2181 08/02 0101 03CHECK 175-50



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

RECEIVED OF _____

FOR _____

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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 45000.00
				CON TX 166.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 175.50
				CHECK 175.50
			08/02/96 01	08:16 0001 2181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210040
IDENTIF. # REFERENCE

96 AUG -2 AM 8:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1069760