BOOK 11702 PAGE 723

WARRANTY DEED

New Owner:	SEND TAX BILLS TO:	MAP & PARCEL NO
Larry E. Hipps 1910 Bransford Avenue Nashville, TN. 37204	Same	Map 105-1 Parcel 278

FOR AND IN CONSIDERATION of the sum of Eighteen Hundred ($1,800.00) dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Michael P. Drennan, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Larry E. Hipps, hereinafter called the Grantee, his heirs and assigns, all of Grantor's right title and interest in a certain contract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the map of George J. 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 Larry E. Hipps by deed from Elsie S Duke, of record in Book 9714, page 257, Register's Office for Davidson County, Tennessee and conveyed to Larry E. Hipps and Michael P. Drennan by deed of record in Book 9792, page 501, said Register's Office.

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, Tennessee, 37204.

Grantee assumes and agrees to pay the present mortgage indebtedness on the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong to the said Grantees, his heirs and assigns, forever; and Grantors covenants with the said Grantee that they 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, his 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 hands this 11th day of October, 1999.

Michael P Drennan

MICHAEL P DRENNAN

0646330
MAP & PARCEL REFERENCE

99 OCT 14 AM 8:46

RECEIVED IN REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Michael P. Drennan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 11th day of October, 1999.

TERESA L. SESSIONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Teresa L. Sessions
NOTARY PUBLIC

My Commission expires: My Commission Expires JULY 27, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,800.00.

Larry E Hipps
AFFIANT

Subscribed and sworn to before me, this 11th day of October, 1999.

TERESA L. SESSIONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Teresa L. Sessions
NOTARY PUBLIC

My Commission expires: My Commission Expires JULY 27, 2002

THIS INSTRUMENT PREPARED BY:
Hunter B. Short
3721 A West End Avenue
Nashville, TN. 37205
615/298-3300

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11702 PAGE 725

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0646338

IDENTIF. & REFERENCE

99 OCT 14 AM 8:46

BILL GARRETT, JR. REGISTER
DAVIDSON COUNTY, TN.

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[illegible] TX	28.50
[illegible]	1.00
[illegible]	3.00
[illegible]	2.00
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[illegible]	39.00
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[illegible] OF WRITING, TYPING OR
[illegible] IN THIS DOCUMENT
[illegible] FACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527426