PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41589
Dav. Co. File: Box 8

Instr:200006020055318 Page: 1 OF 2
REC'D FOR REC 06/02/2000 4:07:32PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $608.65

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bernard M. Landau Stanley Landau 309 Bowling Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-10-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 164,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sherrie M. Tipton, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bernard M. Landau and Stanley Landau,** 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. 69 on the Plan of Hillwood Terrace, Section 2, as of record in Book 3300, page 73, Register's Office for Davidson County, Tennessee.

SAID Lot No. 69 fronts 75.0 feet on the southeasterly margin of Neartop Drive and extends back between lines 250.0 feet to a dead line in the rear, measuring 93.9 feet thereon.

BEING the same property conveyed to Joe B. Tipton (single) by deed from Howard Hayes and wife, Dorothy B. Hayes of record in Book 4369, page 993, Register's Office for said County. By Quitclaim Deed of record in Book 9329, page 449, said Register's Office, the said Joe B. Tipton conveyed his interest in subject property to Sherrie M. Tipton.

Joe B. Tipton, spouse of Sherrie M. Tipton, joins in this conveyance soley to convey any and all marital interest he may have in the above described property.

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

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 73, said Register's Office, which Plan shows a 50 foot minimum building setback line from Neartop Drive and a 30 foot minimum setback line from Brentwood Place and two foot easement for public utility purposes along the rear line(s) with an 8 inch sewer line lying therein.

This is improved property, known as: 828 Neartop Drive, Nashville, TN 37205

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, tc 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.

WITNESS THE EXECUTION HEREOF this 26th day of May, 2000.

Sherrie M. Tipton

Sherrie M. Tipton

Joe B. Tipton

Joe B. Tipton

State of Tennessee
County of Williamson

On this 26th day of May, 2000, before me the undersigned authority, personally appeared **Sherrie M. Tipton and Joe B. Tipton**, 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: _____

Notary Public



State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 164,500.00

Sherrie M. Tipton

Affiant

Sworn and subscribed before me on the 26th day of May, 2000.

Notary Public

My Commission Expires: _____

