NUMBER 18956 RECORDED JUNE 18T 1939.

L.C.RIPPY

TO DEED.

JENNIE RIPPY.

FOR AND IN CONSIDERATION OF MONEY PAID ON REAL ESTATE HEREINAFTER DESCRIBED, FROM INDIVIDUAL FUNDS BY MY WIFE, JENNIE RIPPY AND FOR THE FURTHER CONSIDERATION OF THE ASSUMPTION OF AND AGREEING TO PAY TWO NOTES FOR TWO HUNDRED ($200.00) DOLLARS EACH, AND ONE NOTE FOR EIGHT HUN-- DRED ($800.00) BOLLARS, EACH SECURED BY TRUST DEED ON RECORD IN BOOK 595, PAGE 565, R.O.D.C. TENNESSEE, TO A.B. BENEDICT AND FOR FURTHER ASSUM- ING TO PAY ALL STATE, COUNTY AND CITY TAXES I, L.C.RIPPY HAVE THIS DAY BARGAINED AND SOLD AND DO BY THIS INSTRUMENT TRANSFER AND CONVEY TO JENNIE RIPPY HER HEIRS AND ASSIGNS, FOREVER, A HOUSE AND LOT KNOWN AS

" LOT 26 ON THE MAP OF THE BRANSFORD - MCWHIRTER SUBDIVISION OF THE ALLISON PLACE, AS OF RECORD IN BOOK 161 PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO.26. FRONTS 50 FEET ON THE SOUTHERLY SIDE OF FORREST AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY"

TO HAVE AND TO HALD UNTO THE SAID JENNIE RIPPY HER HEIRS AND ASSIGNS FOREVER, I COVENANT THAT I AM LAWFULLY SEIZED AND POSSESSED OF THE ABOVE DESCRIBED HOUSE AND LOT AND HAVE A GOOD AND LEGAL RIGHT TO CONVEY THE SAME AND THE SAME IS UNINCUMBERED EXCEPT FOR THE INDEBTEDNESS ABOVE STATE. I FOREVER WARRANT AND DEFEND THE TITLE TO THE SAID JENNIE RIPPY HER HEIRS AND ASSIGNS, FOREVER.

IN WITNESS WHEREOF I HAVE THIS DAY SET MY HAND THIS THE 20TH DAY OF MAY 1939.

L.C.RIPPY.

STATE OF TENNESSEE.

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME ELIZABETH MCLANE A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED L.C. RIPPY THE BARGAINOR WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS THE 22ND DAY OF MAY 1939.

(SEAL)
ELIZABETH MCLANE,
NOTARY PUBLIC

MY COMMISSION EXPIRES APRIL 5, 1943.

RECEIVED MAY 31ST, 1939 AT 1;50 P.M.

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NUMBER 19087 RECORDED JUNE 5TH, 1939

THE EQUITABLE LIFE ASSUANCE SOCIETY OF THE UNITED STATES

TO/ DEED

WARD EVERETT ET UX,

FOR AND IN CONSIDERATION OF THE SUM OF TWO THOUSAND EIGHT HUNDRED

($2,800.00) DOLLARS OF WHICH THE SUM OF THREE HUNDRED ($300.00) DOLLARS HAS BEEN PAID IN CASH, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,AND THE BALANCE TO BE PAID UNDER THE TERMS OF THE PROMISSORY PURCHASE MONEY NOTE OF WARD EVERETT, AND WIFE MARY T. EVERETT, PAYABLE TO THE ORDER OF THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES AND SECURED BY DEED OF TRUST TO JOHN M. BARKSDALE , TRUSTEE, OF EVEN DATE WITH SAID NOTE,TO BE RECORDED UPON DELIVERY OF THIS DEED, THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, ACORPORATION CHARTERED,ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK, BY THESE PRESENTS HEREBY BARGAINS AND SELLS, TRANSFERS AND CON- VEYS UNTO WARD EVERETT, AND WIFE MARY T. EVERETT, THEIR HEIRS AND ASSIGNS, BUT WITHOUT COVENANT TO WARRANTY BY GRANTORS, EXCEPT SPECIAL WARRANTY HEREINAFTER SET OUT, AND SUBJECT TO ANY AND ALL COVENANTS OF RESTRICTION AND REVERTERS OF RECORD, BUILDING LINES , BUILDING AND ZONING RESTRICTIONS, AND REGULATIONS, LAWS ORGINANCES GOVERNMENTAL RULES AND REGULATIONS, AND ANY VIOLATIONS THEREOF PARTY WALLS AND PARTY WALL AND BEAM RIGHT AGREEMENTS, EASEMENTS, AND RIGNS OF WAY, STATE OF FACTS SHOWN BY A SURVEY RIGHTS, OF TENANTS AND PARTIES IN POSSESS ION SPECIAL FOR IMPROVEMENT TAXES AND ASSESSMENTS WHETHER LEVIED ASSESSED PENDING OR OTHERWISE, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT;

LOTS 86, AND 87 OF THE HIGHLAND LAND COMPANY'S SUBDIVISION AS PER PLAN REGISTERED ON MAY 21, 1912, IN BOOK NO.421 PAGE 14, SAID LOTS FRONT 25 FEET EACH ONTHE EASTERLY SIDE OF STAINBACK AVENUE AND RUN BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

LOT 86 LIESS IMMEDIATELY NORTH OF LOT 87 AND THE NORTH LINE OF SAID LOT IS 275 FEET SOUTH FROM THE SOUTHEAST CORNER OF STAINBACK AVENUE AND MARIE STREET,

BEING THE SAME PROPERTY CONVEYED TO THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, BY DEED OF JOHN M. BARKSDALE, SUBSTITUTE TRUSTEE OF RECORD IN BOOK 918, PAGE 305, REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE.

TO HAVE AND TO HOLD THE ABOVE DESCRIBED PROPERTY TO THE SAID WARD EVERETT AND WIFE MARY T. EVERETT, THEIRHEIRS AND ASSIGNS, FOREVER, TOGETHER WITH ALL RIGHT TITLE INTEREST AND APPURTENANCES THEREUNTO BELONGING ; AND THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES DOES HEREBY COVENANT AND BIND ITSELF , ITS SUCCESSORS, AND ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LAND TO THE SAID WARD EVERETT AND WIFE MARY T. EVERETT, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES BUT NO FURTHER OR OTHERWISE, PROVIDED THERE IS ANY OUTSTANDING LEASE.

POSSESSION OF SAID REALTY IS TO BE TAKEN BY GRANTEES UPON DELIVERY OF THIS DEED: SUBJECT, TO ANY AND ALL RIGHTS OF PRESENT TENANTS IF ANY, THE LEASES