For and in consideration of the sum of $ FOUR THOUSAND TWO HUNDRED FIFTY AND NO/100 - (4,250.00) - - - - - - - - - - DOLLARS

Cash in hand paid by Charles W. Tucker, Jr. and wife, Quxia S. Tucker, the receipt of which is hereby acknowledged, we

HELEN LOUISE RIPPY AND HUSBAND, CHARLES C. RIPPY

have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Tucker, Jr. and wife, Quxia S. Tucker 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 northeast part of Block 28 on the Map of Sylvan Park, of record in Book 332, page 104, Register's Office for said County. Said part of said lot fronts 50 feet on the south side of Colorado Avenue and runs back between parallel lines, along the west margin of 45th Avenue North 160 feet to an alley in the rear, called for in deeds.
Being the same property conveyed to Helen Louise Rippy by two deeds, one from Bransford Realty Company of record in Book 1014, page 135, and the other from Charles C. Rippy, of record in Book 1126, page 560, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Tucker, Jr. and wife, Quxia S. Tucker their heirs and assigns, forever.

And we do covenant with the said Charles W. Tucker, Jr. and wife, Quxia S. Tucker 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.

And we, Helen Louise Rippy and husband, Charles C. Rippy do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles W. Tucker, Jr. and wife, Quxia S. Tucker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10 day of October, 1949

Helen Louise Rippy

Charles C. Rippy

STATE OF TENNESSEE }
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Helen Louise Rippy and husband, Charles C. Rippy the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 1949

O. G. Jones

Commission expires July 11, 1951 — O. G. Jones, Notary Public

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78337 ✓

WARRANTY DEED

FROM

HELEN LOUISE RIPPY AND HUSBAND,

CHARLES C. RIPPY

TO

CHARLES W. TUCKER JR. AND WIFE,

QUXIA S. TUCKER

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of OCT A 1949
at 9:01 o'clock a M.
Noted in book 70 page 540
Recorded in book ...... Page
Recording Fee $1.50
FELIX Z. WILSON, Register
By [signature] Dpt. Reg.

[redacted]