BK 2292

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - - - - - Ten and No/100- - - - - - - - - - - - - - - ($10.00)- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Anton C. Bogaty and wife, Dorothy E. Bogaty and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and for the further consideration that the said Anton C. Bogaty and wife, Dorothy E. Bogaty do hereby assume and agree to pay the unpaid principal balance owing upon a note dated December 8, 1941 to the order of Investigators Syndicate in the original principal sum of $8,000.00 payable in equal monthly installments of $48.48 each including interest at 4% beginning February 1, 1948 with the final payment due January 1, 1968. Said indebtedness being secured by a Deed of Trust to Ferriss C. Bailey, Trustee of record in Book 1564, page 239, Register's Office for Davidson County, Tennessee.

We, Joseph B. Rippy and wife, Evelyn M. Rippy

_____ have bargained and sold, and by these presents do transfer and convey unto the said Anton C. Bogaty and wife, Dorothy E. Bogaty their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a part of Lot No. 56 of Block "C" on the Plan of A. J. Coleman Inglewood Heights Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 13, 1949 as follows:

Beginning at a concrete monument on the easterly margin of Inglewood Court, at the common corners of Lots Nos. 55 and 56; thence with the line between said lots easterly 149 feet to a point, the common corner of Lots Nos. 55, 56, and 52; thence southerly 92.7 feet to an iron pin, the same being 5 feet North of the northeast corner of Lot No. 57; thence westerly and parallel to the northerly line of Lot No. 57 155.5 feet to an iron pin in the easterly margin of Inglewood Court; thence northwardly and with the easterly margin of said Inglewood Court 97.5 feet to the point of beginning.

Being part of the same property conveyed to Joseph B. Rippy and wife, Evelyn M. Rippy by deed from A. J Coleman and wife, Edith Coleman of record in Book 1553, page 295, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anton C. Bogaty and wife, Dorothy E. Bogaty, their _____ heirs and assigns, forever.

And we do covenant with the said Anton C. Bogaty and wife, Dorothy E. Bogaty _____ 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 except the Deed of Trust above set forth and 1954 taxes which have been prorated and assumed by the grantees herein.

And we, Joseph B. Rippy and wife, Evelyn M. 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 Anton C. Bogaty and wife, Dorothy E. Bogaty _____ their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of July, 1954

Joseph B. Rippy

Evelyn M. Rippy

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