WILLIAM K. SCRUGGS ET UX

TO: D E E D

CHARLES D. RIPPETOE ET UX

41408

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 13 11 42 AM '64
NOTED BK 1109 PAGE 489
RECORDING FEE $ 2.00
DEP. REG. M





SMITH & SELLERS
ATTORNEYS AT LAW
MURFREESBORO, TENNESSEE

STATE TAX $ 16.38
PROBATE 50
TOTAL $ 16.88

JUL 13 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 13 1964

STATE OF TENNESSEE]
: ss.
COUNTY OF DAVIDSON]

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED AND NO/100 DOLLARS ($500.00) cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of an indebtedness payable to Murphree Mortgage Company and secured by a deed of trust on the within described property to John W. Murphree, Trustee, of record in Book 2414, page 297, of the Register's Office of Davidson County, Tennessee, to which instrument reference is hereby made for all of its terms and provisions; and the execution by the grantees herein of their one certain promissory note of even date herewith in the principal amount of $500.00, with interest after maturity at the rate of six per cent per annum, and said principal amount being due and payable on or before January 1, 1965, a lien being hereby retained on the property herein conveyed to secure the payment thereof;

We, the undersigned, WILLIAM K. SCRUGGS and wife, ANNIE MARIE SCRUGGS, have this day bargained and sold and do hereby transfer and convey unto CHARLES D. RIPPETOE and wife, EMILY A. RIPPETOE, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Being Lot No. 23 on the map of WOODBERRY PARK, of record in Book 2133, pages 117, 118 and 119, of the Register's Office of Davidson County, Tennessee. Said lot fronts 68 feet on the westerly side of Hibbitts Road and runs back between lines, 169.4 feet on the northerly line and 154.2 feet on the southerly line, to a dead line in the rear on which it measures 98 feet.
>
> Being the same property conveyed to William K. Scruggs et ux by deed from Neil L. Bell, Jr. et ux of record in Book 2958, page 493, of said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2297, page 194, of said Register's Office, and to the building set back line, easement for public utilities and utility anchor easement as shown on said subdivision plat.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said CHARLES D. RIPPETOE and wife, EMILY A. RIPPETOE, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same and that it is unencumbered except as above set forth and except by lien of the 1964 taxes, which taxes are assumed by the grantees herein.

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

All of our interest in the escrow account held by Murphree Mortgage Company in connection with the above referred to indebtedness, together with the present insurance on said property, is hereby transferred to the grantees herein, and they are to make the August, 1964 payment to said account and on said loan, and all subsequent payments.

Possession of said property shall be given to the grantees herein on or before August 1, 1964.

WITNESS OUR HANDS this the 11th day of July, 1964.

William K. Scruggs

Annie Davis Scruggs

STATE OF TENNESSEE]
: ss.
RUTHERFORD COUNTY]

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named WILLIAM K. SCRUGGS and wife, ANNIE MARIE SCRUGGS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this the 11th day of July, 1964.

C. Stot, Jr.
Notary Public

My commission expires: 7 April 1968.

