LAW OFFICES
GULLETT, STEELE & SANFORD
SEVENTEENTH FLOOR, LIFE & CASUALTY TOWER
NASHVILLE, TENNESSEE 37219

FROM Robert L. Rippy and wife, Joyce Gale Rogers Rippy
To Third National Bank, Nashville
Send tax to owner 401 Church St

Map 91-13
Par. 310
Map 131-8 P. 81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and cash in hand to them paid by Third National Bank in Nashville, Trustee, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, Robert Lanier Rippy and Joyce Gale Rogers Rippy, have this day bargained and sold and do hereby bargain, sell, transfer and convey unto the said Third National Bank in Nashville, a national banking association organized under the laws of the United States, with its principal office and place of business in Nashville, Davidson County, Tennessee, as Trustee under a certain Trust Agreement entered into by and between it and the undersigned on the 29th day of November, 1965, and of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, to which reference is here made, upon the trusts, uses, conditions, provisions and stipulations in said Trust Agreement contained, to be held by it as Trustee under the terms thereof for the benefit of Robert Elkin Rippy, Jeffery Lanier Rippy, Virginia Gayle Rippy, John Rogers Rippy and Sara Lisabeth Rippy, the minor children of the grantors herein, the following described property:

Tract I: Being lot No. 2 on the Plan of Lea-Gran Estates, as of record in Book 2083, page 88, Register's Office for said County.

Beginning on the northerly margin of Lipscomb Drive at the corner of lots Nos. 1 and 2; thence with the line between said two lots northwardly 148.7 feet; thence south 85° 20' east 35 feet to a concrete monument; thence north 12° 24' east 128.6 feet to a concrete monument; thence south 87° 23' east 148.6 feet to the corner of lots Nos. 2 and 4; thence with the line between said two lots southwardly 97.4

feet to the common corner of lots Nos. 2, 3 and 4; thence with the line between said Lots Nos. 2 and 3, southwestwardly 237.3 feet to the northerly margin of said Lipscomb Drive; thence with the same westwardly 135 feet to the beginning.

Being the same property conveyed to Robert L. Rippy and wife, Joyce Rippy, of record in Book 3183, page 114, Register's Office for said County.

Subject, however, to the lien of a deed of trust of record in Book 2464, page 483, Register's Office for Davidson County, Tennessee.

Tract II: Being parts of lots Nos. 18 and 19 on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for said County, described according to a survey made by Winn Brothers Engineering Company, March 25, 1952, as follows:

Beginning on the northerly margin of Charlotte Pike at a point 29 feet east of the corner of lots Nos. 19 and 20; thence northwardly 169.5 feet to the southerly margin of an alley; thence with said alley eastwardly 24 feet; thence southwardly 169.5 feet to the northerly margin of Charlotte Pike; thence with said Pike westwardly 24 feet to the beginning.

Being the same property conveyed to Robert L. Rippy and wife, Joyce Rippy, of record in Book 3185, page 417, Register's Office for said County.

Subject, however, to the lien of a deed of trust of record in Book 2530, page 351, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-described property unto the said Third National Bank in Nashville, Trustee, in fee simple, and the undersigned, Robert Lanier Rippy and Joyce Gale Rogers Rippy, for themselves, their heirs and assigns, do hereby covenant to and with the said Third National Bank in Nashville, Trustee, that they have a good and legal right to sell and

convey the above-described property, that the same is unencumbered, except as hereinabove set forth, and that they will warrant and forever defend the title thereto against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Robert Lanier Rippy and Joyce Gale Rogers Rippy have executed these presents and subscribed their names hereunto on the 2 day of Dec., 1965.

Robert Lanier Rippy

Robert Lanier Rippy

Joyce Gale Rogers Rippy

Joyce Gale Rogers Rippy

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named Robert Lanier Rippy, one of the bargainors, 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 2 day of Dec., 1965.

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named Joyce Gale Rogers Rippy, one of the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of Dec., 1965.

_____
Notary Public
My commission expires: _____

WARRANTY DEED

ROBERT LANIER RIPPY

and

JOYCE GALE ROGERS RIPPY

To

THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE

STATE TAX $ 52.50
PROBATE .50
TOTAL $ 53.00

DEC 7 1965

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

PAID DEC 7 - 1965
CT

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 7 10 54 AM '65

RECORDING FEE $ 2.00
DEP. REG. ----

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