This deed prepared by Fred K.Jones,Real Estate Broker,Office 1410 Buchanan Street Nashville Davidson County,Tennessee.

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS
Joe L.Rippetoe et ux (NAME:)	312 Melpar Drive, Nashvill Tenn (NAME:)	Map 148-13 Par. 28
312 Melfer Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashvill Tenn (CITY) (P. O. ZONE) (STATE)	Nashville Tenn (CITY) (ZONE) (STATE)	nc

For and in Consideration of the sum of $11,570.89 ========== Eleven=Thousand=Five=Hundred=Seventy and 89/100 ========== DOLLARS $350.00 paid in cash, by Joe L.Rippetoe and wife Mary Rippetoe, the receipt of which is hereby acknowledged, And for the remainder of the purchase price of the here=inafter described property, the said Joe L.Rippetoe and wife hereby assume the payment of that original note executed by Kenneth F.Dunnavant and wife Georgia B. Dunnavant ,dated August 8th 1963,of $11,850.00 with the interest on same due and payable in monthly installments of $65.53 each, But with an addition to each monthly installment there by making said monthly installment each in the sum of $89.02 due and payable for the life or duration of the said original sum ,and they hereby assume all the terms and conditions made by Kenneth F.Dunnavant and wife as in record of deed of trust in Book 3625,page 307 Register's Office for Davidson County,Tennessee. We,Kenneth F.Dunnavant and wife Georgia B.Dunnavant have bargained and sold, and by these presents do transfer and convey unto the said Joe L.Rippetoe and wife Mary Rippetoe, 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 Lot No 85 on the Plan of Section Three (3) Locustwood, of record in Book 2663,page 29, Register's Office for Davidson County, Tennessee.
Said Lot No.85 fronts 89.9 feet on the westerly side of Melpar Drive and runs back between lines , 236.7 feet on the Northerly line and 204.9 feet on the Southerly line to a dead line in the rear ,on which it measures 85 feet,This being the same property conveyed to Kenneth F.Dunnavant and wife Georgia B.Dunnavant by deed of record in Book 3612,page 253,Said Register's Office.
Parcel 5D 45411
Restictive Covenants in Book 2696,page 1957 said Register's Office

Plan of record shows an owners certificate set back lines and utility easements

The Grantors hereof are to have the use of this property to June 8th 1967 without any cost or charge for the same.

~~unimproved~~ ( )
This is improved ( ) property, known as 312 Melpar Nashville Tenn
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe L.Rippetoe and wife Mary Rippetoe, their heirs and assigns, forever.

And we do covenant with the said Joe L.Rippetoe and wife Mary Rippetoe 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 as shown herein

And We Kennethe F.Dunnavant and wife Georgia B.Dunnavant do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe L.Rippetoe and wife Mary Rippetoe, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S' this 12th day of April, 1967

Kenneth F. Dunnavant

Georgia B. Dunnavant

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Fred P Joyner, a Notary Public in and for said County and State, the within named Kenneth F. Dunnavant and wife Georgia B. Dunnavant

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 10 day of April, 1967

Fred P Joyner, Notary Public

Commission Expires Feb 10, 1969

STATE OF
County of

Personally appeared before me, ____, a Notary Public in and for said County and State, the within named ____

the bargainor____, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ____, this ____ day of ____, 19____.

____, Notary Public

Commission Expires ____

STATE OF TENNESSEE
Davidson County

Before me, ____, a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the ____ and ____ respectively of the ____ the within named bargainor, a corporation, and that (he / they) as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ____ as such ____, and attesting the same by the said ____ as such ____

Witness my hand and official seal at office at ____ on this the ____ day of ____, 19____

My commission expires ____

____
Notary Public

WARRANTY DEED

FROM

Kenneth F. Dunnavant et ux

TO

Joe L.Rippetoe et ux

STATE TAX $ 1736
PROBATE
TOTAL $ 17.86

PAID APR 11 1967
W46

APR 11 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

APR 11 9 10 AM '67
RECORDING FEE $ 2.50
DEP. REG.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

67139

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Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

DOCUMENTARY
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