BOOK 4215 PAGE 376

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. R. HEWITT ET UX	Prudential Ins. Co. of America	Map 73-13
(NAME:) 1708 Welcome Lane	(NAME:) P. O. Box 2202	Par. 92
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37216	(STREET ADDRESS) Jacksonville, Fla. 32203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PWL

For and in Consideration of the sum of ----------($1,500.00)----------

----------Fifteen Hundred and no/100------*DOLLARS*
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the agreement to pay and assume a loan to the Prudential Insurance Company of America in the amount of $13,800.00, more fully described in and secured by a Deed of Trust as recorded in Book 3416, page 583, Register's Office of Davidson County, Tennessee.
We, JAMES B. RIPPY and wife, RITA D. RIPPY
have bargained and sold, and by these presents do transfer and convey unto the said A. R. HEWITT and wife, ALICE HEWITT, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 118 on the Plan of Section II, Henderson Gardens, of record in Book 2900, page 101, Register's Office for said County.

Said Lot No. 118 fronts 87 feet on the south side of Welcome Lane and extends back 178.9 feet on the west line and 167.7 feet on the east line to a dead line, which is a broken line, measuring 83 feet thereon.

Being the same property conveyed to James B. Rippy and wife by deed from Charles A. Wheeler, Jr. and wife dated July 12, 1962 and recorded in Book 3404, page 289 in said Register's Office.

The above described property is being conveyed subject to restrictions in Book 3100, page 86, said Register's Office.

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE TENNESSEE 37201

This is { unimproved ( ) / improved ( ) } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. R. HEWITT and wife, ALICE HEWITT, their
heirs and assigns, forever.

And we *do covenant with the said* A. R. HEWITT and wife, ALICE HEWITT *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.* All the grantor's right, title and interest in the escrow account is transferred to the grantees. Possession on or before March 30, 1967.
And we, JAMES B. RIPPY and wife, RITA D. 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* A. R. HEWITT and wife, ALICE HEWITT, their *heirs and assigns against the lawful claims of all persons whomsoever.*
Witness our *hands this* 28th *day of* February, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 15,300.00

Affiant

Subscribed and sworn to before me, this the 28th day of February, 1968.

Notary Public

My Commission Expires: 7-29-70
(Affix Seal)

James B Rippy
JAMES B. RIPPY

RITA D. RIPPY
Rita D. Rippy

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JAMES B. RIPPY and wife, RITA D. RIPPY

*the within named 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 28th *day of* February, *19*68.

T. L. Edwards Jr.
Notary Public

Commission expires 7-28-70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

07399

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 28 2 00 PM '68
NOTE BOOK 118 PAGE 339
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 39.78
PROBATE .50
TOTAL $ 40.28

FEB 28 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES B. RIPPY ET UX

TO

A. R. HEWITT ET UX

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE