WARRANTY DEED

BOOK 4218 PAGE 432

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Albert Rippey et ux (NAME)	Albert Rippey (NAME)	15DA-5620
1041 Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	1041 Trinity Lane (STREET ADDRESS)	Map 72-5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 91 PW

FOR AND IN CONSIDERATION of the sum of Three Thousand Five Hundred and No/100------

----------($3,500.00)---------- *Dollars,*

cash in hand paid by Albert Rippey and wife, Irene Rippey, the receipt of which is hereby acknowledged,

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

I, Hettie Woodroof, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Albert Rippey and wife, Irene Rippey, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 1 in the A. R. Woodroof's re-subdivision of Casper Zopfi's land of record in book 2083, page 42, Register's Office for Davidson County, Tennessee.
Said lot fronts 55 feet on the south side of Thomas Street and runs back between parallel lines 182 feet.
Being part of the real property conveyed to A. R. Woodroof and wife, Hettie Woodroof by deed from Albert Rippey and wife, of record in book 2137, page 162, and by deed of correction of record in book 2138, page 529, said Register's Office, the said A. R. Woodroof having since died.

This conveyance is made subject to a ten-foot public utilities easement, 30-foot building setback line from Thomas Street, and conditions of owners certificate as shown on plan of record in book 2083, page 42, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Subscribed and sworn to before me, this the _____ day of _____, 19____

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 910 Thomas Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Albert Rippey and wife, Irene Rippey, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Albert Rippey and wife, Irene Rippey, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 5th *day of* March, 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.*

x Hettie Woodroof

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, MACK H. WEBB, *a Notary Public in and for said County and State,* Hettie Woodroof, a widow, *the within named bargainor, 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* 8th *day of* March, *19*68.

Mack H. Webb *Notary Public*

Commission expires 11/12/68

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.....

STATE TAX $ ~~.50~~
~~PROBATE~~
~~TOTAL~~ $

~~1968~~

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

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $3500.00. Affiant Hettie Woodroof
Subscribed and sworn to before me this 12 day of March 1968

Deputy Register A. Gentry

STATE TAX $ 9.10
PROBATE .50
TOTAL $ 9.60

MAR 12 1968

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

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 12 10 14 AM '68
NOTE BOOK 118 PAGE 402
RECORDING FEE $ 3.00
DEP. REG. B

WARRANTY DEED

FROM
Hettie Woodroof

TO
Albert Rippey 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

Mail To Hettie Woodroof
217 Clinton Circle
372317