This instrument was prepared by M. [illegible], Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4238 PAGE 571

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. W. RIPPY, ET UX	Same as new owner	96-9 94
(NAME)	(NAME)	
2729 Lakeland Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3D 11065
NASHVILLE, TENN.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ------TEN AND NO/100---------- ----------($10.00)---------- Dollars, cash in hand paid by J. W. Rippy and wife, Barbara Rippy, and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust to R. Bruce Robertson, Jr., Trustee, of record in Book 2353, page 347, Register's Office for Davidson County, Tennessee,

HUDSON AND DRIVER CONSTRUCTION COMPANY, INC., has

~~XXX~~ this day bargained and sold, and do hereby transfer and convey unto the said J. W. RIPPY and wife, BARBARA RIPPY

their ~~XXXXXX~~ (Successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Martinwood Heights, as of record in Book 2133, page 63, Register's Office for Davidson County, Tennessee.

Said Lot fronts 94.6 feet on the southerly side of Lakeland Drive and runs back between lines measuring 160.2 feet on the easterly line and 160.1 feet on the westerly line to a dead line in the rear on which it measures 94.7 feet.

BEING the same real property conveyed to Hudson and Driver Construction Company, Inc., by deed from T. Clyde Hamner, Jr., and wife, of record in Book 3220, page 167, 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 $ 12,500.00

Subscribed and sworn to before me, this the 16th day of May 1968.

Affiant Henry Hudson

My commission expires: 1-29-70 (Affix Seal)

Notary Public Nancy L. Williams

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said J. W. RIPPY and wife, BARBARA RIPPY, their ~~XXXXXX~~, heirs and assigns forever. It does covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current taxes and as noted above.

It does further covenant and bind itself, its successors ~~XXX~~ and representatives, to warrant and forever defend the title to said real estate to said J. W. RIPPY and wife, BARBARA RIPPY, their ~~XXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 16 day of May, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HUDSON AND DRIVER CONSTRUCTION CO., INC.

BY: Henry Hudson
HENRY HUDSON, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4238 PAGE 572

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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..... *Tennessee, this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, *this* 16th *day of* MAY, *19*68

Nancy P Williams *Notary Public*

Commission expires January 29, 1970

17734

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAY 28 10 19 AM '68
RECEIVED 118 PAGE 808
RECORDING FEE $ 300
DEP. REG. B

STATE TAX $ 32.50
PROBATE .50
TOTAL $ 33.00

MAY 28 1968

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

5500

WARRANTY DEED

FROM
HUDSON & DRIVER CONSTRUCTION COMPANY, INC.
TO

J. W. RIPPY, 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