This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 206630

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 90-16 Par. 166 M.O.	Mr/Mrs. J. B. Cripps (same as below)	New owners BOOK 4279 PAGE 327
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-33239	538 River Rouge Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

OCT 17 68	CONV	15,000.00			
OCT 17 68	S'TAX		A*	39.00	
OCT 17 68	PR'FEE		A*	.50	
OCT 17 68	W'DEED		A*	3.00	* 42.50

MRS. HESSIE McGHEE and husband, W. L. McGHEE,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. B. CRIPPS and wife, SUE B. CRIPPS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 662 on the Map of Charlotte Park, Section XI, as of record in Book 2900, pages 79 and 80.

Said Lot No. 662 fronts 70 feet on the northeasterly side of River Rouge Drive and extends back 225.9 feet on the northwesterly line and 214.2 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 82 feet thereon.

Being the same property devised to Mrs. Hessie McGhee, as devisee under the will of William Howard Rose, deceased, as of record in Will Book 86, page 146.

This conveyance is made subject to restrictions of record in Book 3033, page 638; and also to an agreement of record in Book 2593, page 566, in regard to the construction and maintenance of a sewerage system serving said Subdivision.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of October, 1968.

W. L. McGhee

Mrs. Hessie McGhee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Mrs. Hessie McGhee and husband, W. L. McGhee, 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, the 16th day of October, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

Affiant: J B Cripps

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 1968

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Reau E. Folk, Jr. Notary Public

WARRANTY DEED
REF: hcb

FROM
MRS. HESSIE McGHEE and husband

TO
J. B. CRIPPS and wife

A 17516

IDENTIF. REFERENCE

OCT 17 12 56 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File: Reau Folk

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____
Notary Public