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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Geo. W. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 1968.

Notary Public

MY COMMISSION EXPIRES: April 27, 1969

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
George W. Franklin, Attorney, 601 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Franklin and wife (NAME)	Same (NAME)	Map 104 - 16
738 Vosswood Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 184
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, M. Leo Rippy, Sr. and wife, Minnie Laura Rippy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Franklin and wife, Justina Franklin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 24th Ward of the City of Nashville, Davidson County, Tennessee, being lots Nos. 8 and 9 on the plan of the subdivision of the estate of Daniel McIntyre, Sr., deceased, as of record in Plan Book 3, page 30, Chancery Court at Nashville.

Said Lot No. 8 fronts 60.35 feet on the northeasterly side of Beechwood Avenue and runs back 162 feet on the easterly line and 157.79 feet on the westerly line to the center of a stone wall, measuring 60.135 feet thereon.

Said Lot No. 9 fronts 70.5 feet on the northeasterly side of Beechwood Avenue and runs back 195.11 feet on the easterly line and 162 feet on the westerly line to the center of a stone wall, measuring 56.2 feet thereon.

Being the same property conveyed to M. Leo Rippy by deed from Betty Niel Johnson and husband, J. R. Johnson of record in Book 2197, page 102, Register's Office for Davidson County, Tennessee.

M. Leo Rippy, Sr. and M. Leo Rippy being one and the same person.

This is unimproved ( ) improved (X) property, known as 2002 - 2004 (House Number) Beechwood Avenue (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37212 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of October, 1968

M. Leo Rippy Sr.

Minnie Laura Rippy

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ruth Rudolph, a Notary Public in and for said County and State, the within named M. Leo Rippy, Sr. and wife, Minnie Laura Rippy

the bargainors, 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 30 day of October, 1968.

Commission expires April 27, 1969

Ruth Rudolph
Notary Public

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

M. Leo Rippy, Sr. and wife,

Minnie Laura Rippy

TO

George W. Franklin and wife,

Justina Franklin

MAIL : GEORGE W. FRANKLIN ATTORNEY
STAHLMAN BUILDING 6TH Flr.

A 18984

IDENTIF. REFERENCE

OCT 30 10 25 AM '68

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 30 68	CONV	21,000.00			
OCT 30 68	S'TAX		B*	51.60	
OCT 30 68	PR'FEE		B*	.50	
OCT 30 68	W'DEED		B*	3.00	* 58.10