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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 $

$10,500.00 Ellis E. Hyde
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 1972

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellis E. Hyde (NAME)	Mortgage Associates, Inc. (NAME)	16W-14550
763 Lynwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	105-6
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	172

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, Ruth Laurene Rippy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellis E. Hyde et ux Betty Jean Hyde

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:

BEING Lot No. 7 on the Highland Gardens Plan, as of record in Book 57, Page 118, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 61.2 feet on the southerly side of Lynwood Avenue and runs back 135.7 feet on the easterly line and 135.9 feet on the westerly line, with the easterly margin of an alley, to an alley in the rear, measuring 64.1 feet on said rear line.

BEING the same property conveyed to Ruth Laurene Rippy and mother, Blanche Edith McKinnon(Blanche Edith McKinnon, now deceased) by deed from John W. Hinson, Jr. et ux Elizabeth Hite Hinson of record in Book 2392, Page 525, aforesaid Register's Office.

This is { unimproved ( ) / improved (X) } property, known as 763 Lynwood Avenue, Nashville, Tennessee 37203
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand this 20th day of September, 1972

Ruth Laurene Rippy
Ruth Laurene Rippy

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Ruth Laurene Rippy

the 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 20th day of September, 1972

Commission expires 5/10/75

Notary Public

W. K. Georgas, Jr.

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 RUTH LAURENE RIPPY

TO ELLIS E. HYDE ET UX BETTY JEAN HYDE

B 7 7 2 4 7

IDENTIF. REFERENCE

SEP 25 11 33 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 25 72	CONV	10,500.00		
SEP 25 72	STAX		A*	27.30
SEP 25 72	PRFEE		A*	.50
SEP 25 72	WDEED		A*	4.00
			*	31.80

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219