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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jose L. Ruiz (NAME)	Dobson & Johnson, Inc. (NAME)	
520 Norton Avenue (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	71-8
Nashville, Tenn. 37207 (CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37217 (CITY) (STATE) (ZIP CODE)	177 pw

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Jose L. Ruiz and wife, Janie R. Ruiz, and other good and valuable considerations, the receipt of which is hereby acknowledged.

JUN18	CONV	13,950.00			
JUN18	STAX		A*	36.14	
JUN18	PRFEE		A*	.50	
JUN18	WDEED		A*	4.00	* 40.64

We, Albert Rippey and wife, Irene Rippey,

have bargained and sold, and by these presents do transfer and convey unto the said Jose L. Ruiz and wife, Janie R. Ruiz,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 98 on the Plan of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for said County.

Said Lot No. 98 fronts 60 feet on the southerly side of Norton Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Albert Rippey and wife, Irene Rippey, by deed from Bobby K. Rippey and wife, Nancy J. Rippey, of record in Book 4398, page 781, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 15th day of June 19 73

x Albert Rippey

x Irene Rippey

NOTARY PUBLIC

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E. B. Wilmore, a Notary Public in and for said County and State, the within named Albert Rippey and wife, Irene Rippey

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, this 15th day of June, 1973.

My commission expires My Commission Expires Aug. 14, 1976 Notary Public E. B. Wilmore

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 13,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jose L. Ruiz

Sworn to and subscribed before me
this 15th day of June, 1973.

My commission expires 8-14-76 Notary Public Beverly J. Coulter

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM Albert Rippey, et ux

TO Jose L. Ruiz, et ux

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

C 11545

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

IDENTIF. REFERENCE

JUN 18 10 23 AM '73

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
DOBSON & JOHNSON, INC.