BOOK 4814 PAGE 760 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,325.30

William J. Stepp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 74

Notary Public

MY COMMISSION EXPIRES: 6-15-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Harris, Attys., 807 American Trust Bldg, Nashville, Tn 37201
NAME ADDRESS
from information furnished by parties

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Stepp, et ux (NAME)	Mortgage Associates, Inc. (NAME)	73-7-3
2320 Kimberly Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	3D-49360
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (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, Robert K. Rippey et ux Nancy J. Rippey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Stepp et ux, Glenda Stepp

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. 464 on the Plan of Sunset View, Section VI, of record in Book 2900, page 54 and 55, Register's Office for said County.

SAID Lot No. 464 fronts 113 feet on the north side of Kimberly Road and runs back 218.5 feet on the west line and 171.4 feet on the east line to a dead line in the rear on which it measures 150.8 feet.

BEING the same property conveyed to Robert K. Rippey et ux, Nancy J. Rippey by deed from Thomas J. Dwyer et ux, Kathryn F. Dwyer as of record in Book 4282, page 260 Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Associates, Inc., of record in Book 4773, page 154, Register's Office for Davidson County, Tennessee, said Deed of Trust dated on July 27, 1973 in the original principal amount of $24,650.00 and executed by the Grantors herein to Richard D. Cahoy, Trustee. The escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 2320 Kimberly Drive, Nashville, Tennessee
(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 our hand s this 8th day of May, 19 74

Robert K. Rippey
ROBERT K. RIPPEY

Nancy J. Rippey
NANCY J. RIPPEY

STATE OF TENNESSEE
Davidson County

BOOK 4814 PAGE 761

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert K. Rippey et ux, Nancy J. 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, Tennessee, this 8th day of May 19 74

Commission expires 6-1-77

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

ROBERT K. RIPPEY, ET UX

TO

WILLIAM J. STEPP et ux,

GLENDA STEPP

C 54025

IDENTIF. REFERENCE

MAY 13 1 14 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Box 9 Castleman & Harris, Attys.

MAY 13 74	CONV	29,325.30				
MAY 13 74	S'TAX		A*	76.18		
MAY 13 74	PR'FEE		A*	.50		
MAY 13 74	W'DEED		A*	4.00	*	80.68