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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 $13,648.12

Charles Nolan Rippy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 1974.

Marbut G. Gaston
Notary Public

MY COMMISSION EXPIRES: 4-27-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut G. Gaston Realty Co., Inc., 2820 Bransford Avenue, Nashville, TN 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Nolan Rippy (NAME)	Mortgage Associates, Inc. (NAME)	
1032 Horseshoe Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	61-10
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30328 (CITY) (STATE) (ZIP)	186 Part

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, Blythe Bond Sanders, Jr., and wife, Martha Linda Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Nolan Rippy

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. 18 on the plan of Locust Grove Estates as of record in Book 1424, page 11, Register's Office, Davidson County, TN.

SAID Lot No. 18 fronts 60 feet on the westerly margin of Horseshoe Drive and runs back between parallel lines 176.5 feet to a dead line in the rear measuring 60 feet thereon.

BEING the same property conveyed to Blythe Bond Sanders, Jr. by deed from Louie E. Johnston, Jr. and wife, Mary Susan Johnston as of record in Book 4706, page 559, Register's Office, Davidson County, TN.

AS A PART of the consideration herein, The Grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a Deed of Trust recorded in Book 4633, page 257. Reference to which said instrument is here made for a more particular description of siad note and the terms and conditions of said Deed of Trust. The obligations of which are assumed by the said grantees. The escrow account in connection with the aforesaid Deed of Trust is hereby transferred also.

This is {unimproved / improved (x)} property, known as 1032 Horseshoe Drive (House Number) (Street) Nashville, TN 37216 (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 11th day of June, 1974

Blythe Bond Sanders, Jr.

Martha Linda Sanders

Martha Linda Sanders

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named Blythe Bond Sanders, Jr. and wife, Martha Linda Sanders, 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 11th day of June 1974

Commission expires 4-27-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of 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
Blythe Bond Sanders, Jr. et ux,

TO
Martha Linda Sanders
Charles Nolan Rippy

C 59235

IDENTIF. REFERENCE

JUN 18 1 48 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 18 74	CONV	13,648.12	A*	35.36	
JUN 18 74	S'TAX		A*	.50	
JUN 18 74	PR'FEE		A*	4.00	
JUN 18 74	W'DEED		A*	.20	* 40.06
JUN 18 74	MISC				