FORM NO. WD-1

BOOK 4886 PAGE 558

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

[illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 1975.

[illegible]
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Vandercook (NAME)	Same (NAME)	11D67845
1026 Falls Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	52-9-12

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, JAMES RONALD RIPPETOE AND WIFE, SUZANNE RIPPETOE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY W. VANDERCOOK AND WIFE, BARBARA GAYLE VANDERCOOK

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 Davidson County, Tennessee, being Lot No. 3 on the Map of Montague Valley of Rest Subdivision, being part of Lot 18 in Montague Subdivision, as of record in Book 547, page 38, Register's Office for said County.

SAID Lot No. 3 fronts 60 feet on the westerly side of a private drive and runs back 121.0 feet on the northerly line and 102.5 feet on the southerly line to a the easterly line of Lot No. 17 of the Original Plan of Montague and measures 57.3 feet thereon.

BEING the same property conveyed to James Ronald Rippetoe and wife, Suzanne Rippetoe by decree of the Chancery Court of Davidson County, Tennessee, File No. A-1275, of record in Book 4791, page 682 and Book 4882, page 481, and by deed from Jennie Lee Davis of record in Book 4882 page 479, all in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (x) property, known as 1026 Falls Avenue, 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 seised 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 24th day of January, 19 75

[illegible] [illegible]

James Ronald Rippetoe Suzanne Rippetoe

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Ronald Rippetoe and wife, Suzanne Rippetoe

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 24th day of January 1975

Commission expires 12/13/77

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
JAMES RONALD RIPPETOE ET UX

TO
JERRY W. VANDERCOOK ET UX

G 86289

IDENTIF. REFERENCE

FEB 3 12 21 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Security Federal
275 West Main St.
Hendersonville, Tn.

FEB-3IN	CONV	20,000.00			
FEB-3IN	S'TAX		A*	52.00	
FEB-3IN	PR'FEE		A*	.50	
FEB-3IN	W'DEED		A*	4.00	* 56.50