This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys at Law
Suite 114, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

WARRANTY DEED

BOOK 5142 PAGE 459

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hazel M. Rippy et ux	Guaranty Mortgage Company	11D 30675
(NAME)	(NAME)	
608 Hamblen Drive	First American Center	Field Book No.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	33-15-68
Madison, TN 37115	Nashville, Tenn. 37238	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of an indebtedness payable to Guaranty Mortgage Company; and secured by a deed of trust of record in Book 4935, page 364, Register's Office for Davidson County, Tennessee.

We, MANUEL CAVAZOS AND WIFE, SUSAN L. CAVAZOS,

have this day bargained and sold, and do hereby transfer and convey unto the said Hazel M. Rippy etux Edith Rippy

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 125 on the Plan of Primrose Acres, Section II, as of record in Book 2900, pages 43 and 44, Register's Office for said County.

Being the same property conveyed to Manuel Cavazos and wife, Susan L. Cavazos, by deed from E. Earl Scott and wife, Helen D. Scott, of record in Book 4935, page 362, Register's Office for said County.

THE Existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $33,809.64

Subscribed and sworn to before me, this the 2nd day of May 19 77

Affiant Mrs Edith Rippy

My commission expires: 1-21-81 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (XX) property, known as 608 Hamblen Drive, (House Number) (Street) P. O. Address Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Hazel M. Rippy etux Edith Rippy *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Hazel M. Rippy et ux Edith Rippy *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 10th *day of* February, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Manuel Cavazos

Susan L. Cavazos

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Manuel Cavazos and wife, Susan L. Cavazos,

the within named 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 Madison, Tennessee *this* 20th *day of* February, *19* 77

William H. Dorris
Notary Public

WILLIAM H. DORRIS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Commission expires 11-23-80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

C

MAY-27	CONV	33,809.00			
MAY-27	S'TAX		B*	87.88	
MAY-27	PR'FEE		B*	.50	
MAY-27	W'DEED		B*	4.00	* 92.38

WARRANTY DEED

FROM
MANUEL CAVAZOS ET UX

TO
Hazel M. Rippy etux Edith Rippy

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

E0157

IDENTIF. REFERENCE

MAY 2 1 25 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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