Send tax bills to:
Peter Rippy, et ux
Rt. #1 Central Pike
Hermitage, TN 37076

This instrument prepared by:
YELTON & TURNER
Attorneys at Law
Mt. Juliet, Tennessee

Mail

WARRANTY DEED

THIS INDENTURE made and entered into on this the 1st day of JULY 19 77, by and between

ROBERT W. McLEAN AND WIFE, JEAN W. McLEAN

hereinafter referred to as the GRANTORS, and

PETER RIPPY AND WIFE, FLORENCE G. RIPPY

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of TEN ($10.00) DOLLARS CASH IN HAND PAID GRANTORS BY GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the 4th Civil District of DAVIDSON County, Tennessee, and more particularly described as follows:

Being parcel 13 on the Plat of Hockaday Industrial Park of Record in Book 4660, Page 80, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows, to wit:

Beginning at a point on the northerly margin of Central Pike where it intersects with the right-of-way of the Old Hickory Branch Tennessee Central Railway, said point being the southwest corner of the property herein conveyed; thence N 39° 17' E along the easterly margin of said Railroad right-of-way 262.34 feet to a point; thence S 53° 00' E 178 feet to a point; thence S 39° 17' W 187.50 feet to a point lying on the northerly margin of Central Pike; thence along the northerly margin of Central Pike N 75° 19' W 195.51 feet to the point of beginning and containing 0.92 acres ±.

Being a portion of the property conveyed to Robert M. McLean and wife, Jean W. McLean by deed from F. J. Crook and wife, Hattie M. Crook, of record in Book 3806, Page 632, Register's Office for Davidson County, Tennessee.

Map 86
Parcel 13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 1st day of July 1977.

10-1-78 Notary Public

YELTON & TURNER
ATTORNEYS AT LAW
106 MT. JULIET ROAD
MT. JULIET, TENNESSEE 37122

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

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IDENTIF. REFERENCE

JUL 5 11 24 AM '77
FELIX Z. WHITE, REGISTER
DAVIDSON COUNTY, TENN.

Robert M. McLean
Jean W. McLean

JUL-57 CONV 50,000.00
STATE OF TENNESSEE JUL-5-STAX B* 130.00
JUL-5-FAFEE B* .50
COUNTY OF WILSON JUL-57 WDEED B* 4.00 * 134.50

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor,

PETER RIPPY AND WIFE, FLORENCE G. RIPPY

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Mt. Juliet, TN on this the 1st, day of July, 1977.

Darlene Taylor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-1-78

DARLENE TAYLOR NOTARY PUBLIC WILSON COUNTY, TENN.