BOOK 5179 PAGE 948

This Instrument Was Prepared
By WILLIAM C ROYERS, ATTY.
404 JAMES ROBERTSON PARKWAY
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP
C. E. Rippy, Jr. (NAME)	Lovell & Malone, Inc. (NAME)	72-4-236
1441 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2663 (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

96

WARRANTY DEED

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, receipt of which is hereby acknowledged, MILDRED M. WINFREY

AUG-4-	CONV	21,000.00			
AUG-4-S'TAX			B*	54.60	
AUG-4-PR'FEE			B*	.50	
AUG-4-	W'DEED		B*	4.00	* 59.10

have bargained and sold, and by these presents do transfer and convey unto the said C. E. RIPPY, JR.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 8 on the Resubdivision of Part of Country Club Estates, as of record in Book 1424, page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 70 feet on the easterly side of Ardee Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Mildred M. Winfrey, by deed from Norman W. Davis, Jr., and wife, Johnnie Marie Davis, of record in Book 4638, page 425, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictions of record in Book 1160, page 239, said Register's Office.

unimproved ( )
This is improved (x) property, known as 1441 Ardee Avenue, Nashville, Tennessee 37216
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 1st day of August, 19 77.

Mildred M. Winfrey
(Mildred M. Winfrey)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5179 PAGE 949

Personally appeared before me, Deborah K. Hudson, a Notary Public in and for said County and State, the within named Mildred M. Winfrey

the bargainor ____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 19 77.

My commission expires 11/01/80 Notary Public Deborah K. Hudson

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

C. E. Rippy, Jr.
(C. E. Rippy, Jr.)

Sworn to and subscribed before me this 2nd day of August, 19 77.

My commission expires 11/01/80 Notary Public Deborah K. Hudson

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM MILDRED M. WINFREY

TO C. E. RIPPY, JR.

E 18484

IDENTIF. REFERENCE

AUG 4 11 30 AM '77
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAIL TO:
LOVELL & MALONE, INC.
404 JAMES ROBERTSON PARKWAY
UPTOWN STATION — P. O. BOX 2663
NASHVILLE, TENNESSEE 37219