BOOK 5264 PAGE 610

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,500.00

John C. Garrett III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF March 1978

Mary Ann Stanley
Notary Public

MY COMMISSION EXPIRES: 9-12-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JOHNSON & EDWARDS, ATTORNEYS- Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin S. Rippy (NAME)	Same (NAME)	GO- 4215
448 Moss Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	26-9-42
Goodlettsville, TN. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, TAM PROPERTIES, JOE D. ADAMS, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELVIN S. RIPPY & BETTY R. 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. 38 on the Map of Goodlettsville Heights, Section 2 as of record in Book 1424, pages 120 and 121, Register's Office Davidson County, Tennessee.
SAID Lot No. 38 fronts 100 feet on the westerly side of Moss Trail and runs back between parallel lines 350 feet to a dead line.
BEING the same property conveyed to TAM Properties, Joe D. Adams, Trustee, by deed from Charles David Buck and wife Margaret Y. Buck, of record in Book 4830,page 168, Register's Office Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 448 (House Number) Moss Trail (Street) Goodlettsville, TN. (P. O. Address) 37072 (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 my hand this 13th day of March, 19 78

Joe D Adams, Trustee

TAM Properties- Joe D. Adams, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe D. Adams, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of March 19 78.

Commission expires 9-12-78

Mary Crowell 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

Goodlettsville, Tn. 37072

WARRANTY DEED

FROM

TAM PROPERTIES, Joe D. Adams, Trustee

TO

Melvin S. Rippy & Betty R. Rippy

E 5 5 7 5 8

IDENTIF. REFERENCE

MAR 22 8 38 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 22 78	CONV	30,500.00			
MAR 22 78	S'TAX		8*	79.30	
MAR 22 78	PR'FEE		8*	.50	
MAR 22 78	W'DEED		8*	4.00	* 83.80