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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

J. Lonnie Daniel and wife,

Judy Faye Daniel

TO

Kenneth C. Ripley and
LaRhonda Shabanov

For draftsman's use

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth C. Ripley etal (NAME)	Engel Mortgage Company, Inc. (NAME)	33-8
308 Janette Ave (STREET ADDRESS OR ROUTE NUMBER)	PO Box 847 (STREET ADDRESS)	Par 91 Ist
Goodlettsville, Tennessee (CITY) (STATE) (P. O. ZIP)	Birmingham Ala. 35201 (CITY) (STATE) (ZIP)	

E81263

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

AUG 7 10 59 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,300.00 Lallande Shabanov
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1978

Notary Public

MY COMMISSION EXPIRES: 3-14-82

(AFFIX SEAL)

STATE OF TENNESSEE

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, and in further considerations, the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by J. Lonnie Daniel and wife, Judy Faye Daniel, to Jack Gallant, Trustee, of record in Book 5031, page 383, Register's Office for Davidson County, Tennessee, reference to which said instrument is hre made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, J. Lonnie Daniel and wife, Judy Faye Daniel

have bargained and sold, and by these presents do transfer and convey unto the said

Kenneth C. Ripley and LaRhonda Shabanov

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. 325 on the Plan of Section 2, Gatewood Subdivision, as of record in Book 3700, pages 144 and 145, Register's Office for said County.

Said Lot No. 325 fronts 110 feet on the southerly side of Janette Avenue and extends back 144.2 feet on the easterly line and 161.9 feet on the westerly line to a dead line and measures 51.8 feet.

Being the same property conveyed to J. Lonnie Daniel and wife, Judy Faye Daniel, by deed from Jerry Sorani and Joe Wall, of record in Book 5031, page 381, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4179, page 488; the plan of record in Book 3700, page 145, said Register's Office, which shows an Owner's Certificate, certain setback lines, and an easement for TVA along the easterly margin of said lot, as shown on said plan.

AUG-7	CONV	35,300.00				
AUG-7	S'TAX		B*	91.78		
AUG-7	PR'FEE		B*	.50		
AUG-7	W'DEED		B*	4.00	*	96.28

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This is unimproved / This is improved (X) property, known as 308 (House Number) Janette Avenue (Street) P. O. Address: Goodlettsville (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth C. Ripley and LaRhonda Shabanov their heirs and assigns, forever.

And we do covenant with the said Kenneth C. Ripley and LaRhonda Shabanov 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, except as set out herein.

And we, J. Lonnie Daniel and wife, Judy Faye Daniel do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kenneth C. Ripley and LaRhonda Shabanov their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 4th day of August, 1978

James Lonnie Daniel

Judy Faye Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Lonnie Daniel and wife, Judy Faye Daniel

the 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 Nashville, Tennessee, this 4th day of August, 1978.

Jerry W. Soranı, Notary Public.

Commission expires 8-14-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and 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 .....

Mail Realty Market
3870 Dickerson Rd 37207