STATE OF TENNESSEE }
COUNTY OF Davidson }

BOOK 5338 PAGE 720

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

Leonard Rippey
Affiant

19,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 1978.

Notary Public

MY COMMISSION EXPIRES: 11-6-79

THIS INSTRUMENT WAS PREPARED BY

LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Ray Rippey, Jr. (NAME)	Commerce Union Bank (NAME)	83-3
2210 Carter Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	243
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	15DA 39082

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 James Ray Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard Ray Rippey, Jr.

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:

Land in Davidson County, Tennessee being Lot No. 43A on the Plan of W. S. Ashworth's Subdivision, Resubdivision of Lot 43 of record in Book 4885, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 43A fronts 52.5 feet on the southerly margin of Carter Street and extends back between parallel lines 175.4 feet to an alley in the rear.

*DOT
Being the same property conveyed to James Ray Edwards by deed from Kenneth T. Dixon and wife, Mary L. Dixon of record in Book 5236, page 609, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved (X)
This is improved (X) property, known as 2210 Carter Ave. Nashville, Tenn.
(House Number) (Street) (P. O. Address) (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 12TH day of SEPTEMBER, 19 78

James Ray Edwards
James Ray Edwards

STATE OF TENNESSEE }

County of Davidson }

BOOK 5338 PAGE 721

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Ray Edwards

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 Nashville, Tennessee, this 12TH day of SEPTEMBER 1978

Commission expires 11-6-79

Notary Public

STATE OF TENNESSEE }

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
James Ray Edwards

TO
Leonard Ray Rippey, Jr.

E 8 9 1 0 3

IDENTIF. REFERENCE

SEP 18 9 14 AM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

SEP 18 78	CONV	19,500.00				
SEP 18 78	S'TAX		B*	50.70		
SEP 18 78	PR'FEE		B*	.50		
SEP 18 78	W'DEED		B*	4.00	*	55.20

RECORDED IN 320