This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
Suite 100
216 Third Avenue, North
Nashville TN 37201

BOOK 5363 PAGE 154

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy C. George (NAME)	SAME (NAME)	26-9
2707 Dickerson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 42
Nashville TN 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ------ ($10.00) ---------- *Dollars,*
cash paid by Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance of a note in the original amount of $49,423.39 to the Bank of Goodlettsville, secured by a deed of trust to G. G. Garrett, Jr., Trustee, and recorded in Book 5264, page 612, Register's Office for Davidson County, Tennessee, payable as specified therein. The parties acknowledge that the present principal balance of said indebtedness is $ 24 994.73 ,

we, Melvin S. Rippy and Betty R. Rippy,

have this day bargained and sold, and do hereby transfer and convey unto the said

Jimmy C. George,

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

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 for 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 Melvin S. Rippy and Betty R. Rippy, by deed from TAM Properties, Joe D. Adams, Trustee, of record in Book 5264, page 610, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 9th day of November 19 78

My commission expires: 7-18-82 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 448 Moss Trail, Goodlettsville TN 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Jimmy C. George

his *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for abovementioned deed of trust assumed by Grantee.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jimmy C. George

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 9th *day of* November, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Melvin S. Rippy
Melvin S. Rippy

Betty R. Rippy
Betty R. Rippy

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy P Adkins, *a Notary Public in and for said County and State,* Melvin S. Rippy and Betty R. Rippy

*the within named 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 Goodlettsville ~~Nashville~~ *, Tennessee, this* 9th *day of* November, *19*78.

Judy P Adkins *Notary Public*

Commission expires 7-18-82

JUDY P. ADKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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: Bank of Goodlettsville
Goodlettsville, TN 37072

WARRANTY DEED

FROM

MELVIN S. RIPPY et al

TO

JIMMY C. GEORGE

NOV 13 78	CONV	36,000.00			
NOV 13 78	S'TAX		B*	93.60	
NOV 13 78	PR'FEE		B*	.50	
NOV 13 78	W'DEED		B*	4.00	* 98.10

E 99881

IDENTIF. REFERENCE

Nov 13 2 30 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238