17984 gpx/dw

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings & Loan (NAME)	72-4-10 FB No. 15DZ-17185
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	72-4-11 FB No. 15DZ-17190
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

BOOK 5410 PAGE 901

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 consideration, receipt of which is hereby acknowledged;

We,

R.A.T. Partnership, a partnership composed of Eugene P. Hockemeyer, Ray W. Luckett, Austin L. Luckett, Jr. and Thomas M. Luckett

have bargained and sold, and by these presents do transfer and convey unto the said Harold D. Rippy, unmarried

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 part of Lots 5 and 7 on the Map of the Subdivision of part of the East Nashville Golf and Country Club Lands, of record in Book 421, pages 142 and 143, Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl dated February 27, 1979, as follows:

BEGINNING at a point in the southwesterly margin of Stratford Avenue (formerly Alice Avenue) at the southeasterly corner of Stratford Avenue (formerly Alice Avenue) and Greenfield Avenue (abandoned); thence with the southeasterly margin of Greenfield Avenue (abandoned) South 59° 07' West 287.90 feet to a point, being the northeasterly corner of the C. W. Briley property, by deed of record in Book 1132, page 310, said Register's Office; thence with the easterly line of said C. W. Briley property South 37° 19' East 129.66 feet to a point; thence North 49° 51' East 290.56 feet to a point on the southwesterly margin of Stratford Avenue (formerly Alice Avenue); thence North 40° 09' West 83.10 feet to the point of beginning.

BEING the same property conveyed to R.A.T. Partnership, a partnership composed of Eugene P. Hockemeyer, Ray W. Luckett, Austin L. Luckett, Jr. and Thomas M. Luckett by deed from Louise Haley Anderson Hunter and husband, Roy D. Hunter of record in Book 5395, page 380, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as 1400 Stratford Avenue (House Number) (Street)
Nashville, Tennessee 37216 (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 27th day of March, 19 79.

R.A.T. Partnership

By: Eugene P. Hockemeyer
EUGENE P. HOCKEMEYER

By: ~~RAY W. LUCKETT~~

By: ~~Austin L. LUCKETT, JR.~~

By: ~~THOMAS M. LUCKETT~~

BOOK 5410 PAGE 902

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Eugene P. Hockemeyer, ~~Ray W. Luckett, Austin L. Luckett, Jr. and Thomas M. Luckett~~, partners d/b/a R. A. T. PARTNERSHIP

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 27th day of March, 19 79.

My commission expires 1-19-81 Notary Public _____

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 $ 46,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Harold D. Rippy

Sworn to and subscribed before me this 27th day of March, 19 79.

My commission expires 1-19-81 Notary Public _____

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY AND WAITE Address
First Federal Building
Nashville, Tennessee 37219

1558 WARRANTY DEED — QUICK

FROM R. A. T. PARTNERSHIP

TO HAROLD D. RIPPY, unmarried

F. 20626

IDENTIF. REFERENCE

MAR 28 1 55 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5410 PAGE 903

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46500.00- CO	
			120.90 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	125.40-
1568A	03/28/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 206 26

T
IDENTIF. REFERENCE

MAR 28 1 55 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 873064