File By 9

FORM NO. WD-1

BOOK 5819 PAGE 851

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

William D. Castleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 81

Kathryn J. Byers
Notary Public

MY COMMISSION EXPIRES: 10-20-85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Avenue, North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Loden (NAME)	Same (NAME)	Map 92-12
2001 Hayes Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 393
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	9W-5140

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, ROBERT L. RIPPY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES P. LODEN

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:

TRACT I:
BEING the Easterly 50 feet of the Westerly 100 feet of the Northerly part of Lot No. 153 on the Plan of the Boyd Home Tract as of record in Book 21, Page 39, Register's Office for said County.

SAID part of Lot No. 153 fronts 50 feet on the Southerly side of Church Street as widened and runs back between parallel lines 172½ feet, more or less, to an alley.

TRACT II:
BEING part of Lot No. 153 on the map of the Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly side of Church Street, 250 feet West of 19th Avenue, North; thence Westerly along the Southerly margin of Church Street 50 feet; thence at right angles Southwardly 172½ feet, more or less, to an alley; thence Easterly with the same 50 feet; thence Northerly 172½ feet, more or less, to the beginning.

BEING the same property conveyed to Robert L. Rippy, by deed from Elkin L. Rippy, and wife, Sallie Belle Rippy, of record in Book 5611, Page 627, Register's Office for Davidson County, Tennessee.

JEAN M. RIPPY, wife of Robert L. Rippy, joins in this conveyance for the purpose of conveying any marital rights she may have now or in the future.

This is unimproved ( ) improved (XX) property, known as 1913-1915½ Church Street, Nashville, Tennessee 37203
(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 our hand s this 12th day of November, 19 81

X Robert L. Rippy
ROBERT L. RIPPY

X Jean M. Rippy
JEAN M. RIPPY

STATE OF TENNESSEE
Davidson County

BOOK 5819 PAGE 852

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT L. RIPPY, et ux, JEAN M. RIPPY

the bargainors, 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 12th day of November 19 81

Commission expires 10-20-85

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 (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
ROBERT L. RIPPY, et ux,

JEAN M. RIPPY

TO
JAMES P. LODEN

G 68488

IDENTIFICATION REFERENCE

Nov 17 8 54 AM '81

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

11/17 351.00- CHECK

855

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5819 PAGE 853

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			132500.00-	CO
			344.50	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 351.00-
6552A	11/17/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 8 4 8 8

IDENTIF. REFERENCE

Nov 17 8 54 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 853645