OFFICIAL RECEIPT

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
ROCHELLE & CALLIS — ATTORNEYS AT LAW

BOOK 5919 PAGE 546

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO	MAP—PARCEL NUMBERS
Kent R. Kippes	The Kissell Company	Map - 65-9
(NAME)	(NAME)	
4844 Whitter Drive	30 Warder Street	Parcel - 90
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory , TN 37138	Springfield, Ohio 45501	4D-60234
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, MARCUS E. RINKS and wife, EDITH M. RINKS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENT R. KIPPES, a single person,

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:

Being Lot No. 124 on the Plan of Sherwood Forest, Section III, as of record in Plat Book 4460, Page 81, Register's Office, Davidson County, Tennessee.

Said Lot No. 124 fronts the westerly margin of Whittier Drive 72.0 feet and runs back between lines which measures 214.64 feet on the north line, 230.0 feet on the south line, to a dead line in the rear on which it measures 104.62 feet thereon.

Being the same property conveyed to Marcus E. Rinks by deed of record in Book 5874, Page 366, Register's Office of Davidson County, Tennessee.

As part of the consideration hereof Grantee hereby agrees to assume the indebtedness owing to Thomas & Hill, Inc., as evidenced by instrument of record in Book 4706, Page 852, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
(a). Setback lines, easements and other encumbrances contained in the Plan of Sherwood Forest, Section III, of record in Plat Book 4460, Page 81, Register's Office of Davidson County, Tennessee. (b). Restrictive covenants for Sherwood Forest, Section III, of record in Book 4593, Page 60, are made applicable to restrictions in Book 4465, Page 184, and Book 4482, Page 427, all in the Register's Office of Davidson County, Tennessee.

unimproved( )
This is improved (X) property known as 4844 Whittier Drive, Old Hickory, TN 37138.

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, successors, assigns 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.

POSSESSION TO BE GIVEN DATE OF DEED.

Witness our hand s this 3rd day of August, 19 82.

Marcus E. Rinks
MARCUS E. RINKS

Edith M. Rinks
EDITH M. RINKS

STATE OF TENNESSEE)

COUNTY OF WILSON)

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARCUS E. RINKS and wife, EDITH M. RINKS, the bargainor(s) x x x x x x x x x x 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 Mt. Juliet, Tennessee, this 31 day of August, 19 82.

Commission Expires: 10-2-84

Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, Themselves) to be the _____ and _____ respectively of _____ the within named bargainor, a corporation, and that (he, they) 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 official seal at office at _____ on this ___ day of _____, 19___.

My Commission Expires: _____.

Notary Public

WARRANTY DEED

FROM

MARCUS E. RINKS and wife, EDITH M. RINKS

TO

KENT R. KIPPES, a single person

H.O.2470

IDENTIF. REFERENCE

AUG 3 3 01 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PUSH

Rochelle & Callis
ATTORNEYS
LEBANON and MT. JULIET
TENNESSEE

STATE OF TENNESSEE)

COUNTY OF WILSON)

I or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $50,594.17 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kent K Kippes
Affiant

Subscribed and sworn to before me this the 3rd day of Aug., 19 82.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-10-85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			50594.17- CO	
			131.56 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 138.06-	
1398A08/03/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 2 4 7 0

IDENTIF. REFERENCE

AUG 3 3 01 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 894820