BOOK 5948 PAGE 528

FORM NO. WD-1

3481

H 12188

IDENTIFICATION

Oct 12 10 03 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } SUMNER

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

$41,886.63

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 19 82.

Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RICHARD RIPANI (NAME)	THE KISSELL COMPANY (NAME)	Map 84-14
204 Theodore Road (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Parcel 85
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	3DZ 42063

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~~ I, WANDA F. GOODWIN, an unmarried woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD RIPANI,

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 37 on the Map of Walnut Grove as of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the within named Grantor be deed of record in Book 5710, Page 691, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record, Register's Office for Davidson County, Tennessee.

AS part of the consideration herefore is the assumption of one certain trust deed, dated 7/14/78, filed for record on 7/17/78, in the office of the Register of Deeds for Davidson County, Tennessee, in Book 5312, Page 138, and note of even date thereby secured, in the original principal amount of $31,750.00 payable to The Kissell Company which debt the within named Grantee does hereby assume and agree to pay as part payment of the purchase price.

This is unimproved ( ) improved (X) property, known as 204 Theodore Road, Nashville, Tennessee 37214
(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 7th day of October, 19 82

WANDA F. GOODWIN: Wanda F Goodwin

STATE OF TENNESSEE
Davidson County
SUMNER

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WANDA F. GOODWIN,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 7th day of October, 1982.

Commission expires 4/17/83

W. K. Georgas, Jr. 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
WANDA F. GOODWIN

TO
RICHARD RIPANI

REGISTER, PLEASE RETURN TO:
W. K. Georgas, Jr.
P.O. Box 1733
Hendersonville, TN 37075

SERVICE TITLE
Of Middle Tennessee, Inc.
101 CUMBERLAND AVENUE, MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5948 PAGE 530

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
			41856.63- CO	
			108.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	115.44-
3481A	10/12/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 2 1 8 8

IDENTIF. REFERENCE

OCT 12 10 03 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 904184