FORM NO. WD-1

BOOK 6237 PAGE 959

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY 1984.

Notary Public

MY COMMISSION EXPIRES: Nov 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Rippy (NAME)	First Tennessee Bank, N. A., Memphis (NAME)	
21 Vaughns Gap Road, #8 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	95-11-64
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	3DZ-8520

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, I, Ruth M. Hubbell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey L. Rippy and wife, Karen R. Rippy

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:

Land in Davidson County, Tennessee, being Lot No. 88 on the plan of Cloverdale, Section II, and Revision Lots 21 and 22, Section I, of record in Book 2133, page 58, Register's Office for said County.

Said Lot No. 88, which is a corner lot, fronts 140.8 feet on the broken northwesterly margin of Adair Road and fronts 98.2 feet on the southwesterly margin of Larimore Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 191.4 feet on the northwesterly line and 137.4 feet on the south-westerly line to a point of intersection.

Being the same property conveyed to Thomas E. Hubbell and wife, Ruth M. Hubbell, by deed from Mayfair Homes, Inc., of record in Book 2290, page 97, Register's Office for Davidson County, Tennessee. Thomas E. Hubbell has since died.

105345

IDENTIF. REFERENCE

FEB 28 9 14 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (XX) property, known as 2221 Larimore Drive (House Number) (Street) Nashville, TN 37214 (P. O. Address) (City or Town) (Postal Zip)

02/28 104.00

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 27TH day of FEBRUARY, 19 84

Ruth M. Hubbell

5931

OFFICIAL RECEIPT

BOOK 5237 PAGE 960

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth M. Hubbell, unmarried

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 Nashville, Tennessee, this 27TH day of FEBRUARY 1984

*or proved to me on the basis of satisfactory evidence,

Commission expires Nov 1, 1987

Christy Wilkins Rippy
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 (his oath / their several oaths) acknowledged (himself / themselves) 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 Ruth M. Hubbell

TO Jeffrey L. Rippy

return to: jcb

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

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

37500.00- CAMT.
97.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK. 104.00-
5931A02/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 5 3 4 5

IDENTIF. REFERENCE

FEB 28 9 14 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 16052