BOOK 6723 PAGE 468

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,900.00

x Roy L. Rippy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 19 85

N. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: 4-10-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 215 Centerview Drive, Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy L. Rippy (NAME)	The Richard Gill Company (NAME)	61-16
1407 McAlpine Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 358 (STREET ADDRESS)	327
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	San Antonio, TX 78292 (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, James E. Hart and wife, Bettye J. Hart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy L. Rippy and wife, Peggy A. 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:

TRACT I

LAND in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 18, Block C, on the Plan of Country Club Estates, of record in Book 843, page 95, Register's Office for said County.

Said part of Lot No. 18 fronts 25 feet on the easterly side of McAlpine Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to James E. Hart and wife, Bettye J. Hart by deed from Carl T. Edwards and wife, Joyce Annez Edwards of record in Book 6355, Page 536, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 1148, page 410 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantors herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6355, page 539, Register's Office for Davidson County, Tennessee in the original principal amount of $48,850.00.

TRACT II

LAND in Davidson County, Tennessee, being the northwesterly 25 feet of Lot No 18 of Block C on the Map of Country Club Estates, as of record in Book 843, page 95, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 1407 McAlpine Avenue, Nashville, TN 37216
(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 hands this 26th day of November, 19 85

James E. Hart

Bettye J. Hart

STATE OF TENNESSEE
~~Davidson County~~
Williamson

BOOK 6723 PAGE 469

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Hart and wife, Bettye J. Hart

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 Brentwood, Tennessee, this 26th day of November, 19 85

Commission expires 1-10-87

N. Eddie Montgomery
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

James E. Hart

Bettye J. Hart

TO

Roy L. Rippy

Peggy A. Rippy

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

57362

IDENTIFICATION REFERENCE

DEC 2 3 18 PM '85

FELIX Z. WILSON, JR., REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6723 PAGE 470

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

55981.10- CASH
148.34 STATE
.50 PROBATE
6.00 DEED
CHECK 161.84-
1826A12/02/85 DEL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57362

IDENTIFICATION REFERENCE

DEC 2 3 10 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 116917