BOOK 6734 PAGE 702 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,260.45

✓ Sharon S. Rippy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 1985

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Melvin S. & Sharon S. Rippy (NAME)	Same (NAME)	Map 60-12
218 Hart Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 111
Nashville, TN 37207 (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, Tom H. Waller and wife, Lorene B. Waller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin S. Rippy and wife, Sharon S. 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 the 12th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the southerly margin of Hart Lane and being common corner to Thomas B. Easton property of record in Book 3841, page 220, said Register's Office; thence southeasterly along a curve having a radius of 247.90 feet, a distance of 197.01 feet to a point, said point being the beginning of a curve having a radius of 25.00 feet; thence along said curve for a distance of 39.30 feet to a point in the northerly margin of Jones Avenue (a 50.0 foot street); thence with said margin S65°44'11"W, 232.60 feet to an iron pin, corner to Jester C. Gray property of record in Book 4537, page 283, said Register's Office; thence with his line N53°14'50"E, 49.39 feet to an iron pin; thence N41°48'35"W, 33.66 feet to a steel fence post in concrete, common corner of said Jester C. Gray, Thomas B. Easton and herein described tract; thence with the common line with said Thomas B. Easton N18°03'40"E, 215.00 feet to the point of beginning, containing 0.68 acres, more or less.

BEING the same property conveyed to Tom H. Waller and wife, Lorene B. Waller by deed from Dewey Holleman and wife, Opal Holleman of record in Book 4813, page 757, Register's Office for Davidson County, Tennessee.

6 0 32 1 IDENTIFICATION Dec 13 9 48 AM

Grantee(s) hereby assume and agree to pay the mortgage held by Goldome Credit Corporation of record in Book 6028, page 238, said Register's Office. Sanitary Sewer easement of record in Book 4158, page 13, Register's Office for Davidson County, Tennessee
Taxes for 1985 have been pro-rated and paid. This conveyance subject to such easements, setback lines and Restrictive Covenants of record in said Register's Office.

unimproved ( )
This is improved (XX property, known as 218 Hart Lane Nashville, TN 37207
(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 seised 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 day of December, 19 85

Tom H. Waller

Lorene B. Waller

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Tom H. Waller and Lorene B. Waller

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 Nashville, Tennessee, this 12th day of December, 19 85.

Commission expires 5/13/89

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

Tom H. Waller and wife,

Lorene B. Waller

TO

Melvin S. Rippy and wife,

Sharon S. Rippy

File Box 24

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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
			60260.45- CONT.	
			151.33 CSTAX	
			.50 PREE	
			6.00 MDEED	
			CHECK	168.03-
6122A12/13/86 BAL			.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60921

IDENTIFICATION REFERENCE

DEC 13 9 40 AM '86

FELIX Z. WILSON, II REGISTER

No. 201109