ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Leonard R. Rippey, Jr. Sally Rippey Matthews Mary Ann Rippey Birchett 1704 Litton Avenue Nashville, Tn.	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, Va. 22030	72-12 210 150256585

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we Leonard R. Rippey, Jr. and Salley Rippey Matthews and Mary Ann Rippey Birchett, the heirs at law of Georgia Wynne Rippey, have bargained and sold, and by these presents do transfer and convey unto the said Victor L. Madewell, single person, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 108 on the Plan of Riverside Drive Subdivision, as of record in Book 974, Page 60 and 61, Register's Office for said County.

Said Lot No. 108 fronts 50 feet on the southerly side of Litton Avenue and runs back between parallel lines, 150 feet to a dead line.
Being the same property conveyed to Georgia Wynne Rippey by deed from W.A. Roberts and wife, Beatrice Roberts of record in Book 1788, Page 115, said Register's Office for Davidson County, Tennessee. The said Georgia Wynne Rippey having sinced died, intestate, predeceased by her husband, leaving as her only Heir at Law Leonard R. Rippey and Sally Rippey Matthews and Mary Ann Rippey Birchett.

FELIX Z. WHITE, JR. REGISTER DAVIDSON COUNTY, TN
MAR 10 1 52 PM '86
IDENTIFICATION REFERENCE
81880

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 1704 Litton Avenue, Nashville, Tn.

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.

Whenever 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 25 day of February, 1986.

CHECK
03/10 27.50-

Leonard R. Rippey, Jr.

Sally Rippey Matthews

Mary Ann Rippey Birchett
Mary Ann Rippey Birchett

STATE OF SAN TEXAS
COUNTY OF BEXAR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard R. Rippey, Jr., the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Antonio, Texas, this 26th day of February, 1986.

Maria M. Quintanilla
NOTARY PUBLIC

MARIA M. QUINTANILLA, NOTARY PUBLIC
In and For the State of Texas (County of Bexar)
My Commission Expires July 5, 1989

MY COMMISSION EXPIRES: July 5, 1989

****

STATE OF VIRGINIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Rippey Birchett, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Virginia, this 25 day of February, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: MAY 21, 1988

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sally Rippey Matthews, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of March, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 35,000.

Victor I Madewell
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6800 PAGE 597

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

35000.00- CAMT.
51.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 97.50-
1652A03/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 8 8 0

IDENTIFT REFERENCE

MAR 10 1 52 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 226016