FORM NO. WD-1

File Box 24

BOOK 6808 PAGE 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$16,674.29

Roy Rippy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 19 86.

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
Roy Rippy and wife, Peggy Rippy (NAME)	Same (NAME)	Map 71-14
1407 McAlpine Avenue (STREET ADDRESS, OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 365
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12D-23250

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, D. N. McCormack

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy Rippy and wife, Peggy 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, formerly 17th Civil District of Davidson County, Tennessee, being Lot No. 5 on the unrecorded Map of the Hill Heirs property on Dickerson Pike, described according to a copy of a survey by Z. J. Wilkinson, Surveyor, August 29, 1941, as follows:

BEGINNING at a point on the westerly margin of Dickerson Pike, as widened, 171 feet northerly from the northerly margin of Richardson Street; thence with the westerly margin of Dickerson Pike, northerly 52 feet to an iron pin; thence westerly parallel with Richardson Street, 143.5 feet to a stake on the easterly margin of an alley; thence with the easterly margin of said alley, southerly 52 feet to a stake, 171 feet northerly from the northerly margin of Richardson Street; thence easterly and parallel with Richardson Street, 143.5 feet to the beginning.

BEING the same property conveyed to D. N. McCormack by deed from Joe W. Fitzgerald and wife, Dorothy L. Fitzgerald of record in Book 6552, page 656, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1986 have been pro-rated and assumed by Grantee.

James M. Anglea joins in the execution of this instrument to convey whatever marital rights he may have.

Grantee(s) hereby assume and agree to pay the mortgage held by Joe W. Fitzgerald and wife, Dorothy L. Fitzgerald of record in Book 6552, page 659, said Register's Office.

Property is conveyed in AS IS - WHERE IS CONDITION

CHECK

This is unimproved ( ) improved (X) property, known as 1208 Dickerson Road 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 unincumbered 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 hand this 18th day of March, 19 86

D. N. McCormack

James M. Anglea

03/19/86 12:49 4687

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 D. N. McCormack and James M. Anglea

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of March 1986

Commission expires 5/19/89

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 (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
D. N. McCormack

TO
Roy Rippy and wife,
Peggy Rippy

8 4 4 2 5.

IDENTIFICATION REFERENCE

MAR 19 2 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 _____ BOOK 6808 PAGE 17

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

16674.25- CAMTX
43.42 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 49.92-
4667403/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84425

IDENTIFICATION REFERENCE

MAR 19 2 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228945