BOOK 6872 PAGE 719

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold Douglas Rippy, Et Al	Same	83-10-196
(NAME)	(NAME)	
1400 Stratford Avenue		mc
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ..... *Dollars,*

I, Virginia L. (Rippy) Arms

have this day bargained and sold, and do hereby transfer and convey unto the said Harold Douglas Rippy and Joan Marie Rippy

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 3 on the Map showing the Subdivision of the Lindsley Subdivision of the Chadwell Tract, as of record in Plan Book 2, page 34, Chancery Court at Nashville.

Said Lot No. 3 fronts 45 feet on the south side of Woodland Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cecil H. Rippy and wife, Virginia L. Rippy by deed from Mary Ethel Hankins, of record in Book 2021, Page 288, Register's Office for Davidson County, Tennessee; the said Cecil H. Rippy having predeceased his wife on or about August 6, 1971.

0 5 8 5 9

IDENTIFICATION REFERENCE

MAY 30 3 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 13th day of September, 19 85

Affiant Harold Douglas Rippy

My commission expires: 11-1-87 (Affix Seal)

Notary Public Marie Kirby

This is improved (X) property, known as 1604 Woodland Street, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 13th *day of* September, *1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY: JAMES E. KIRBY, CANTRELL AND KIRBY ATTORNEYS
Suite 600-1719 West End Avenue, Nashville, TN 37203

Janice Compliese Sharon Virginia L. (Rippy) Arms

Alma Jean Webster

Witnesses

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Marie Kirby, *a Notary Public in and for said County and State,* Virginia L. (Rippy) Arms

the within named 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* 13th *day of* September, *19* 85

Marie Kirby
Notary Public

Commission expires 11-1-87

NOTARY PUBLIC
MARIE KIRBY
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission expires .....

WARRANTY DEED

FROM

VIRGINIA L. (RIPPY) ARMS

TO

HAROLD DOUGLAS RIPPY, ET AL

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS



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
			30000.00- CAMT.	
			78.00 CSTAX	
			.50 PRFEE	
			6.00 WDETD	
			CHECK	34.50-
			0001A05/30/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05859

IDENTIFI REFERENCE

MAY 30 3 54 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253694