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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Richard Love
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 1986.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

File Box 9

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Love & Harold Rippy (NAME)	SAME (NAME)	MAP 83-6
1311 Stratford Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 292
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 27W 4545

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, Lucille Jones, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Love and Harold D. 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 Davidson County, Tennessee, being the northerly 69.4 feet of the westerly 75 feet of Lot No. 7 and the northerly 69.4 feet of Lot No. 8 on the Map of H.B. Blue's Subdivision of the south part of Lot No. 2 in Brownsville, of record in Book 161 at page 134, Register's Office for said County.

Said Part of Lots Nos. 7 and 8 front together 69.4 feet on the easterly margin of Scott Avenue and extend back between parallel lines 173 feet with the southerly margin of Franklin Avenue, formerly Watkins Street, to an alley.

Being the same property conveyed to Beulah Smalley, a widow, by deed from Shirley Smith and wife, Pauline Hightower Smith of record in Book 1757 at page 541, said Register's Office. Beulah Smalley has since died and devised said property to Lucille Jones by will of record in Will Book 95 at page 381, Probate Court Clerk's Office for said County.

This conveyance is made subject to property taxes for 1986 for which Grantees will be responsible.

1820

IDENTIFICATION REFERENCE

Jul 8 11 16 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 106 Scott Avenue, Nashville, Tennessee 37206
(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 my hand this 11th day of June, 19 86

Lucille Jones
Lucille Jones

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Lucille Jones

the 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 11th day of June 19 86

Commission expires 11-1-87

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

Lucille Jones, a single person

TO

Richard Love and Harold D. Rippy

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

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

2400[illegible].00- CONT.
67.20 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 73.70-
4570AC7/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18.206

IDENTIFICATION REFERENCE

JUL 8 11 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 268000