WARRANTY DEED

BOOK 6917 PAGE 696

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard A. Sneed & wife, Anne T. Sneed (NAME)	Bailey Mortgage Company (NAME)	Map 158-3
6205 Gardendale Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 22784 (STREET ADDRESS)	Parcel 1
Nashville Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Jackson, Mississippi 39225-2784 (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, Doyle R. Rippee and wife, Virginia B. Rippee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Sneed and wife, Anne T. Sneed

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:

Being Lot No. 705 on the Plan of Hillsboro Park, Section VII, of record in Book 2330, page 106, Register's Office for said County.

Said Lot No. 705 fronts 182.0 feet on the northwesterly margin of Gardendale Drive and extends back 449.7 feet on the northeasterly line and 396.0 feet on the southwesterly line to a dead line in the rear, measuring 245.7 feet thereon.

Being the same property conveyed to Doyle R. Rippee and wife, Virginia B. Rippee, by deed from Stanley C. and Suzanne M. Roddy, of record in Book 6116, page 990, Register's Office for said County.

Upon delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5204, page 422, and re-recorded in Book 5225, page 154, said Register's Office, payable to Bailey Mortgage Company.

The above property is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.
2. The Plan of record in Book 2330, page 106, said Register's Office.
3. The above deed of trust assumed by Grantees.

RECEIVED FOR RECORD
JUL 15 | 59 PM '86
20959

unimproved ( )
This is improved (X) property, known as 6205 Gardendale Drive, Nashville, Tennessee 37215
(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 successors, assigns 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 s this 15th day of July, 19 86

Doyle R. Rippee

Virginia B. Rippee

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 6917 PAGE 697

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doyle R. Rippee and wife, Virginia B. Rippee, the bargainors, 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 15 day of July, 1986

Commission Expires: 5/13/89

Carol K. Rivers
Notary Public

STATE OF)

COUNTY OF)

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 purpose 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 , this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

Doyle R. Rippee and wife,

Virginia B. Rippee

TO

Richard A. Sneed and wife,

Anne T. Sneed

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 242,000.00

Subscribed and sworn to before me this 15 day of July, 1986

My Commission Expires: 5/13/89

Carol K. Rivers
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6917 PAGE 698

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

242000.00- CONT,
677.60 CSTAX
.50 PRFE
6.00 MDEED
CHECK 684.10-
7319A07/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20596

IDENTIFICATION REFERENCE

Jul 15 1 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 270693