Box 24

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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 $ 41,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-9-88

(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: (Mortgagee)	MAP-PARCEL NUMBERS
Mark S. Grigg (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 72-4
1441 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr.,Ste. 100/210 (STREET ADDRESS)	PAR. 236
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA. 22030 (CITY) (STATE) (ZIP)	15DZ 20520

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, C. E. Rippy, Jr. and wife, Marti Rippy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark S. Grigg and wife, Sherry K. Grigg, as tenants by the entirety.

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. 8 on the Plan of a Resubdivision of Part of Country Club Estates of record in Book 1424, Page 126, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to C.E. Rippy, Jr. by deed from Mildred M. Winfrey of record in Book 5179, Page 948, Register's Office, Davidson County, Tennessee.

Marti Rippy herein joins to convey any and all rights and interest she may have; especially her marital rights.

This conveyance is subject to public utility easement and building setback line of record in Book 1424, Page 126, said Register's Office.

This conveyance is subject to any and all existing easements of record.

80189

IDENTIFICATION REFERENCE

JAN 5 4 06 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1441 Ardee Avenue, Nashville, TN. 37216
(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 31st day of December, 19 86

C E Rippy Jr.
C. E. Rippy, Jr.

Marti Rippy
Marti Rippy

3242

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 C. E. Rippy, Jr. and wife, Marti Rippy

the bargainor S, 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 31st day of December 19 86

Commission expires 7-9-89

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
C. E. Rippy, Jr.
etux,
Marti Rippy

TO
Mark S. Grigg
Sherry K. Grigg

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 _____

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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

4190 .50- CAPIT.
17.22 CSTAX
.50 PRFE
6.00 WDE
CHECK 123.32-
5243381/05/87 SAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80189

IDENTIFICATION REFERENCE

JAN 5 4 06 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30883