Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NOS.
Joe L. Rippetoe, et al 4908 Shasta Drive Nashville, TN 37211	None	Field Book 11D58020

THIS QUITCLAIM DEED made and entered into on the day and date last acknowledged below by and between ANNA MAE RIPPETOE EVANS, JOE L. RIPPETOE, DIMPLE LEE RIPPETOE NORRIS, TROY RIPPETOE, HOWARD LEE RIPPETOE, SHIRLEY MARIE RIPPETOE WOODS and LINDA FAYE RIPPETOE BESSINGER, all of the heirs at law of VESTAL RIPPETOE and ETHEL M. RIPPETOE, hereinafter referred to as the "GRANTORS", and JOE L. RIPPETOE, DIMPLE LEE RIPPETOE NORRIS, TROY RIPPETOE, HOWARD LEE RIPPETOE, SHIRLEY MARIE RIPPETOE WOODS, and LINDA FAYE RIPPETOE BESSINGER, the survivor of them or their assigns, hereinafter referred to as the "GRANTEES", subject to a life estate reserved in ANNA MAE RIPPETOE EVANS, as hereinafter set forth and described;

W I T N E S S E T H:

WHEREAS, by deed dated May 31, 1972, and filed for record in Book 4700, page 871, Register's Office for Davidson County, Tennessee, Joe L. Rippetoe and wife, Mary Rippetoe and Troy Rippetoe and wife, Peggy Rippetoe, conveyed to Vestal Rippetoe and wife, Ethel M. Rippetoe, the real property hereinbelow described, to which deed reference is hereby made for a more complete and accurate description of the metes and bounds of said deed and the terms and conditions contained therein; and,

WHEREAS, the said property was owned and held by Vestal Rippetoe and wife, Ethel M. Rippetoe, as tenants by the entirety; and,

WHEREAS, Vestal Rippetoe died intestate on April 21, 1973, at the age of 65 years, a citizen and resident of Davidson

County, Tennessee, survived by his wife, Ethel M. Rippetoe, who then became owner of the said property in fee simple; and,

WHEREAS, Ethel M. Rippetoe died intestate on January 26, 1987, at the age of 72 years, a citizen and resident of Davidson County, Tennessee; and,

WHEREAS, the Grantors herein are all of the children born to or adopted by Ethel M. Rippetoe during her lifetime and her only heirs at law; and,

WHEREAS, all of the Grantors and Grantees are more than 18 years of age and sui juris; and,

WHEREAS, all of the parties hereto have entered into certain agreements concerning the ownership and use of the hereinbelow described property, which they desire to be reduced to writing, all of which shall be binding upon each of them and their respective heirs and assigns.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR cash in hand paid by the Buyers to the Sellers, the receipt of which is hereby acknowledged, and other good and valuable considerations, the Grantors, ANNA MAE RIPPETOE EVANS, JOE L. RIPPETOE, DIMPLE LEE RIPPETOE NORRIS, TROY RIPPETOE, HOWARD LEE RIPPETOE, SHIRLEY MARIE RIPPETOE WOODS and LINDA FAYE RIPPETOE BESSINGER, have this day bargained, sold and quitclaimed unto JOE L. RIPPETOE, DIMPLE LEE RIPPETOE NORRIS, TROY RIPPETOE, HOWARD LEE RIPPETOE, SHIRLEY MARIE RIPPETOE WOODS, and LINDA FAYE RIPPETOE BESSINGER, or the survivor of them or their assigns, all of the Grantors' right, title and interest in and to certain real property in Davidson County, Tennessee, subject to a life estate reserved or granted to ANNA MAE RIPPETOE EVANS, under the terms hereinbelow set forth, said property being described as follows, to-wit:

> BEING Lots Nos. 33 and 34 of Block "A", Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.
>
> SAID Lots Nos. 33 and 34 front 100 feet on the southerly side of Wiley Street, and runs back between parallel lines 135 feet to a dead line.
>
> BEING the same property conveyed to Vestal Rippetoe and wife, Ethel M. Rippetoe, by deed from Joe L. Rippetoe, et ux, Mary Rippetoe, and Troy Rippetoe, et ux, Peggy Rippetoe, of record in Book 4700, page 871, said Register's Office;

and, Ethel M. Rippetoe died intestate on January 26, 1987, predeceased by her husband, Vestal Rippetoe, survived by Anna Mae Rippetoe Evans, Joe L. Rippetoe, Dimple Lee Rippetoe Norris, Troy Rippetoe, Howard Lee Rippetoe, Shirley Marie Rippetoe Woods and Linda Faye Rippetoe Bessinger, being the only children born to or adopted by Ethel M. Rippetoe during her lifetime and her only heirs at law.

The Grantees, JOE L. RIPPETOE, DIMPLE LEE RIPPETOE NORRIS, TROY RIPPETOE, HOWARD LEE RIPPETOE, SHIRLEY MARIE RIPPETOE WOODS, and LINDA FAYE RIPPETOE BESSINGER, shall own and hold title to the said property as tenants in common, with the right of survivorship obtaining. That is, in the event of the death of any GRANTEE hereunder, his or her interest in the said property shall immediately become vested in the surviving Grantees and no heir or devisee of any deceased GRANTEE shall have any right, claim or demand with respect to the said property.

The Grantors specifically reserve and/or grant to ANNA MAE RIPPETOE EVANS a life estate in the property hereinabove described, and all improvements and appurtenances thereto, for and during her natural lifetime, provided, however, that if the said ANNE MAE RIPPETOE EVANS shall elect to live elsewhere or shall be required to live elsewhere because of a mental or physical debility, or if she shall cease to actually occupy the premises and reside on the premises for a period of three (3) consecutive months, for whatever reason, the life estate of ANNA MAE RIPPETOE EVANS shall terminate and cease to be of any further force or effect whatsoever, it being the intent of the parties that the life estate created herein be a limited life estate to provide a home for ANNA MAE RIPPETOE EVANS, and not otherwise.

The Grantees, by their signatures hereto, covenant and warrant that they, or the survivor of them, will pay, on a prorata basis such costs and/or expenses as may be necessary for real property taxes, insurance, maintenance and upkeep for the said property.

The said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This Quitclaim Deed and all the terms, conditions and provisions contained therein, shall be binding upon the parties hereto, their personal representatives, executors and heirs.

IN WITNESS WHEREOF, the parties have hereunto set their hands this the day and date acknowledged below.

ANNA MAE RIPPETOE EVANS

JOE L. RIPPETOE

DIMPLE LEE RIPPETOE NORRIS

TROY RIPPETOE

HOWARD LEE RIPPETOE

SHIRLEY MARIE RIPPETOE WOODS

LINDA FAYE RIPPETOE BESSINGER

STATE OF MISSOURI }
COUNTY OF St.Francois }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD LEE RIPPETOE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of February, 1987.

NOTARY PUBLIC

My Commission Expires: 10-5-87

SEAL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA MAE RIPPETOE EVANS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of March, 1987.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIMPLE LEE RIPPETOE NORRIS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of March, 1987.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY RIPPETOE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of March, 1987.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY MARIE RIPPETOE WOODS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of March, 1987.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA FAY RIPPETOE BESSINGER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of March, 1987.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Diane M. Cathey
Affiant

Sworn to and subscribed before me this the 6th day of March, 1987.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

01468

IDENTIFICATION REFERENCE

MAR 9 8 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN