7223 . . 823

FILE DOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Larry W. Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES 9/9/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Larry W. Alexander (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 60-12
218 Hart Lane (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Parcel 111
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	12DZ07780

FOR AND 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, Melvin S. Rippy and Sharon S. Rippy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry W. Alexander and wife, Vickie L. Alexander

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 the 12th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the southerly margin of Hart Lane and being common corner to Thomas B. Easton property of record in Book 3841, page 220, Register's Office for Davidson County, thence southeasterly along a curve having a radius of 247.90 feet, a distance of 197.01 feet to a point, said point being the beginning of a curve having a radius of 25.00 feet; thence along said curve for a distance of 39.30 feet to a point in the northerly margin of Jones Avenue (a 50.0 foot street); thence with said margin S 65 deg. 44' 11" W, 232.60 feet to an iron pin, corner to Jester C. Gray property of record in Book 4537, page 283, said Register's Office; thence with his line, N 53 deg. 14' 50" E, 49.39 feet to an iron pin; thence N 41 deg. 48' 35" W, 33.66 feet to a steel fence post in concrete, common corner of said Jester C. Gray, Thomas B. Easton and herein described tract; thence with the common line with said Thomas B. Easton N 18 deg. 03' 40" E, 215.00 feet to the point of beginning, containing 0.68 acres, more or less.

Being the same property conveyed to Melvin S. Rippy and wife, Sharon S. Rippy, by deed from Tom H. Waller and wife, Lorene B. Waller, of record in Book 6734, page 702, said Register 's Office.

IDENTIFICATION REFERENCE: 1647

FILED MAY 4 1 25 PM '87
RUBY WILSON LI REGISTER
DAVIDSON COUNTY, TN

unimproved/ is impro... XX properties known as 218 Hart Lane, Nashville, TN 37207
(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 heir 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 our hand s this 30th day of April, 19 87

Sharon S. Rippy

Melvin S. Rippy

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin S. Rippy and Sharon S. Rippy

the bargainor S, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 19 87.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

~~Melvin S. Rippy~~
Sharon S. Rippy

TO

Larry W. Alexander
~~Vickie L. Alexander~~

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

FELIX [illegible] II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7223 PAGE 825

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
			61000.00-	CAMT.
			170.60	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 177.30-
			2295A05/04/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21647

IDENTIFI REFERENCE

MAY 4 1 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.76939