fee 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS:
TERESA J. METILOR	SINGLETON MORTGAGE CORPORATION	Map 61-16
(NAME) 1407 McAlpine Avenue	(NAME) 6263 Poplar Avenue, Suite 100	Parcel 327
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS) Memphis, TN 38119	15DZ 21445
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7224 PAGE 612

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, ROY L. RIPPY AND WIFE, PEGGY A. RIPPY

have bargained and sold, and by these presents do transfer and convey unto the said TERESA J. METILOR

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 18, Block C, on the Plan of Country Club Estates, of record in Book 843, page 95, Register's Office for said County.

Said part of Lot No. 18 fronts 75 feet on the easterly side of McAlpine Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Roy L. Rippy and wife, Peggy A. Rippy by deed from James E. Hart and wife, Bettye J. Hart of record in Book 6723, Page 468, Register's Office for Davidson County, Tennessee.

2 1 8 6 5

IDENTIFICATION REFERENCE

MAY 5 8 13 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (xx) unimproved ( ) property, known as 1407 McAlpine Avenue (House Number) (Street)

Nashville, TN 37216 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30th day of April, 19 87.

Roy L. Rippy
Roy L. Rippy

Peggy A. Rippy
Peggy A. 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 ROY L. RIPPY AND WIFE, PEGGY A. 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 Madison, Tennessee, this 30th day of April, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Castleman

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 61,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Teresa J. Metilor

Sworn to and subscribed before me
this 30th day of April, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Castleman

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED
FROM
ROY L. RIPPY ET UX
TO
TERESA J. METILOR

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

:CEIVED OF _____

)R _____

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O - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
O - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
D - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
D - TRUST DEED		PRFEE - PROBATE FEE

TE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

61950.00- CAMT.
173.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.82-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

2186 5

IDENTIFICATION REFERENCE

MAY 5 8 13 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77250