THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

MELVIN S. RIPPY ET UX,
SHARON S. RIPPY
7440 WHITES CREEK PIKE
JOELTON, TENNESSEE 37080

MORTGAGEE(S):

WILLIAM C. GIFFORD
P.O. BOX 216
WHITES CREEK, TENNESSEE 37189

SEND TAX BILLS TO:

MELVIN S. RIPPYET UX,
SHARON S. RIPPY
7440 WHITES CREEK PIKE
JOELTON, TENNESSEE 37080

MAP AND PARCEL NOS.:

MAP
PARCEL

3.2728
IDENTIFICATION REFERENCE
JUN 4 8 40 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melvin S. Rippy
AFFIANT

Subscribed and sworn to before me this the 29th day of May, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-12-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged WILLIAM C. GIFFORD ET UX, SUE D. GIFFORD hereinafter referred to as "GRANTOR(S)", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said MELVIN S. RIPPY et ux, Sharon S. Rippy hereinafter referred to as "GRANTEE(S)" ~~XXX~~ their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 7440 Whites Creek Pike, Joelton, Tennessee 37080.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) ~~XXX~~ their heirs and assigns forever, and we covenant with the Grantee(s), ~~XXX~~ their heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

BOOK 7257 PAGE 608

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 29th day of May, 1987.

X William C Gifford
WILLIAM C. GIFFORD

X Sue D Gifford
SUE D. GIFFORD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named WILLIAM C. GIFFORD ET UX, SUE D. GIFFORD the Bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 29th day of May, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A " BOOK 7257 PAGE 609

Land in Davidson County, Tennessee, and being described as follows:

Beginning at a concrete monument on the easterly margin of Whites Creek Pike, said point of beginning being approximately 50 feet northerly from the Northwest corner of the Leo Vincent property of record in Book 3707, page 433, Register's Office, Davidson County, Tennessee, said point of beginning being the southwestern corner of this tract; thence with the easterly margin of said Whites Creek Pike the following two calls: N 06° 15' 33" W 87.78 feet to an iron pin; thence N 01° 06' 48" E 28.23 feet to a concrete monument; thence leaving the easterly margin of said Whites Creek Pike and with the southerly line of Lot No. 1 of the William C. Gifford property of record in Book 5800, page 32, Register's Office for Davidson County, Tennessee, S 86° 49' 47" E 183.39 feet to an iron pin; thence S 06° 07' 09" E 9.04 feet to an iron pin; thence S 84° 03' 56" E 265.24 feet to a point; thence leaving the line of said Lot No. 1 S 26° 22' 33" W 102.47 feet to an iron pin; thence N 86° 40' 16" W 394.01 feet to the point of beginning, containing 1.04 acres, more or less. Being a portion of the same property conveyed to W.C. Gifford by deed of record in Book 5571. page 340, Register's Office for Davidson County, Tennessee.

" EXHIBIT B " BOOK 7257 PAGE 610

This conveyance is subject to the following:

1. 1987 Real Property Taxes and Real Property Taxes for future years.

2. Any and all unrecorded easements for roadways and utilities, if any.

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

RECEIVED OF _____

FOR _____

BOOK 7257 PAGE 611

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

55000.00- CAMT.
154.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 166.50-
5011A06/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 2 7 2 8

IDENTIFI REFERENCE

JUN 4 8 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89396