BOOK 1020 PAGE 812
BK 7525 PG 812

FORM No. WD-1 Bop 53

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Joan M. Rippy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF April, 19 88

Evelyn D. Wright
Notary Public

MY COMMISSION EXPIRES: March 8, 1989

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOAN M. RIPPY	NATIONAL MORTGAGE COMPANY	MAP 83-14
(NAME)	(NAME)	
1706 BOSCOBEL STREET	4041 KNIGHT ARNOLD ROAD	PAR. 315
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37206	MEMPHIS, TN 38118	23W 03730
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, EVA LEE McCLURE, now being EVA LEE McCLURE COOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOAN M. RIPPY, UNMARRIED

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 Davidson County, Tennessee, being Lot No. 51 on the Plan of Edgefield Land Company's First Subdivision which is of record in Book 57, page 130, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 51 fronts 50 feet on the southerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines with the easterly margin of an alley 150 feet to an alley in the rear.

Being the same property conveyed to W. E. McClure and wife, Eva Lee McClure by deed of record in Book 1781, page 513, Register's Office for Davidson County, Tennessee; the said W. E. McClure having since died, the property vests in Eva Lee McClure as surviving tenant by the entirety; the said Eva Lee McClure having since married, and now being Eva Lee McClure Cook.

This is not the principal residence of the Grantor.

24352

IDENTIFICATION REFERENCE

Apr 26 8 05 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8031 04/26 0101 03CHECK 89.10

This is unimproved ( ) improved (XX) property, known as 1706 BOSCOBEL STREET, NASHVILLE, TN 37206
(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 covey 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 25th day of April, 19 88

Eva Lee McClure Cook

EVA LEE McCLURE COOK

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7525 PAGE 813

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named EVA LEE McCLURE, now being EVA LEE McCLURE COOK

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 25th day of April 88

Commission expires March 8, 1989

Evelyn D. Wright 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 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

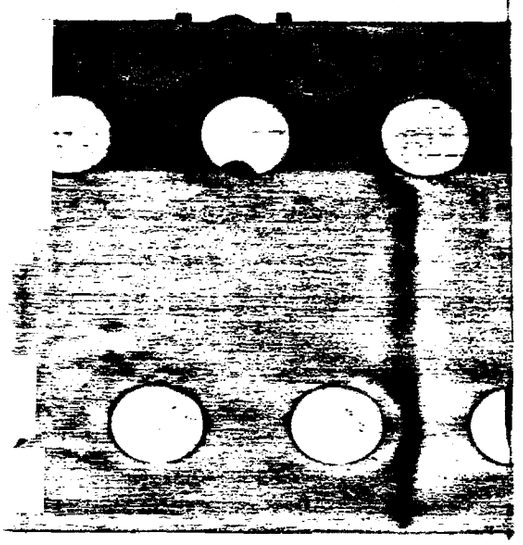
WARRANTY DEED

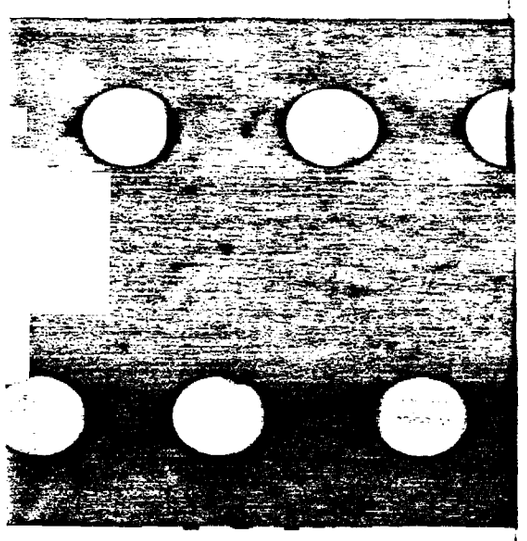
FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7525 PAGE 814

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 29500.00
CON TX 82.60
PRFEE 0.50
WDEED 6.00
TOTAL 89.10
CHECK 89.10

04/26/88 01 08:07 0001 8031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24352

IDENTIFI REFERENCE

APR 26 8 05 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84123