Book 14

BOOK 8208 PAGE 821

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 90

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

6749J
9904381

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL S. PETTUS	Fidelity Federal Bank, a Federal	Map 83-14
(NAME)	(NAME)	
128 S. 17TH STREET	401 Union Street	Parcel 42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE 37206	Nashville, Tennessee 37219	23W-16120
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, HERSCHEL L. RIPPY AND WIFE, RUBY O. RIPPY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL S. PETTUS AND WIFE, SHANE DAVIS PETTUS

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 the southery 50 feet of Lots Nos. 31 32, and 33 on the Plan the subdivision of the Lindsley Chadwell Tract, as of record in Book 3, page 24, Chancery Court at Nashville, Tennessee.

Said part of Lots Nos. 31, 32 and 33 front together 50 feet on the westerly side of South 17th Street and extended back between parallel lines with the northerly margin of Russell Street 150 feet to the easterly line of Lot No. 34 on said plan.

Being the same property conveyed to Herschel L. Rippy and wife, Ruby O. Rippy by deed from Phineas D. Massey and wife, Bonnie K. Massey as of record in Book 8069, page 685, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

6663 10/02 0101 03CHECK 83.56

This is { unimproved ( ) / improved (XX) } property, known as 128 S. 17TH STREET, NASHVILLE, TENNESSEE 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 heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised 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 their hand s this 1st day of October, 19 90

HERSCHEL L. RIPPY

RUBY O. RIPPY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HERSCHEL L. RIPPY AND WIFE, RUBY O. 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 day of October, 19 90.

Commission Expires 7/24/93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
HERSCHEL L. RIPPY AND WIFE, RUBY O. RIPPY

TO
MICHAEL S. PETTUS AND WIFE, SHANE DAVIS PETTUS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

61962

IDENTIF. REFERENCE

OCT 2 3 35 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	23250.00
CON TX	76.56
PRFEE	1.00
WDEED	6.00
TOTAL	83.56
CHECK	83.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/90 01 15:36 0001 6663

6 E 9 6 2

IDENTIF. REFERENCE

OCT 2 3 35 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360949