BOOK 8367 PAGE 669

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Melvin S. Rippy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 1991

Notary Public

MY COMMISSION EXPIRES 7/23/94
(AFFIX SEAL)

Return To: THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| MELVIN S. RIPPY AND WIFE, | Send to New Owner | Map 51-3 |
| SHARON S. RIPPY (NAME) | (NAME) | |
| 103 Townley Court (ADDRESS) | (ADDRESS) | Parcel 178 |
| Madison, Tn 37115 (CITY) (STATE) (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, WILLIAM G. DODDS, JR. AND WIFE, ELIZABETH A. DODDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELVIN S. RIPPY AND WIFE, SHARON S. RIPPY

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. 145 on the Plan of Pleasant Acres, Section Five, as of record in Book 2331, Page 56, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to William G. Dodds, Jr. by Warranty Deed from W. G. Dodds and wife, Virginia A. Dodds of record in Book 7515, Page 878, Register's Office for Davidson County, Tennessee.

**THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, ETC. AS SHOWN ON THE PLAN OF PLEASANT ACRES, SECTION FIVE, AS OF RECORD IN BOOK 2331, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 2445, PAGE 579, REGISTER'S OFFICE FOR SAID COUNTY.**

1987.3

IDENTIFICATION REFERENCE

JUN 5 3 34 PM '91

unimproved ( )
This is improved (X) property, known as 103 Townley Court, Madison, Tn 37115
(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 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 31st day of MAY, 19 91

William G. Dodds, Jr.

Elizabeth A. Dodds

by: Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned authority a Notary Public in and for said County and State, the within named William G. Dodds, Jr. to me known to be the person who executed the foregoing instrument individually and on behalf of Elizabeth A. Dodds and acknowledged that he executed the same as the free act and deed of the said Elizabeth A. Dodds.

~~the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that~~ ~~executed the foregoing instrument for the purposes therein contained. Witness my hand and seal at~~ ~~day of~~ ~~19~~

Commission expires: _____

_____
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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 1991, before me personally appeared William G. Dodds, Jr. to me known to be the person who executed the foregoing instrument individually, and on behalf of Elizabeth A. Dodds and acknowledged that he executed the same as the free act and deed of the said Elizabeth A. Dodds.

Witness my hand and official seal at Madison, Tennessee, this 31st day of May, 1991.

My commission expires: 7/23/94

Diane L. Gregory
Notary Public

DIANE L. GREGORY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



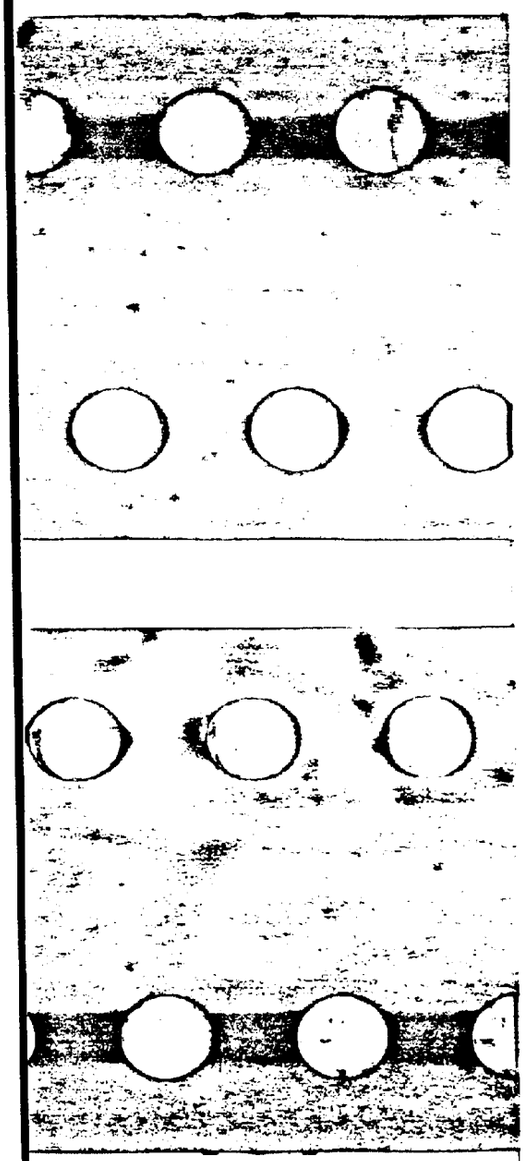
Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

**WARRANTY DEED**

FROM:
William G. Dodds, Jr. and wife,
Elizabeth A. Dodds

TO:
MELVIN S. RIPPY AND WIFE,
SHARON S. RIPPY

1067 06/05 0101 CHECK 290.80



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8367 PAGE 671

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| CAMT | 86000.00 |
| CON TX | 283.80 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 290.80 |
| CHECK | 290.80 |

06/05/91 01 15:34 0001 1067

19873

IDENTIFICATION

JUN 5 3 34 PM '91

No. 428143