THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 8632 PAGE 35

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Barbara Rippy, unmarried 590 Thomas Jefferson Goodlettsville, TN 37072	Same as New Owner	Map 34-5A Parcel 84 Field Book I.D. #GO 20671

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION by its successor, UNION PLANTERS BANK, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BARBARA RIPPY, a single woman, hereinafter referred to as the "GRANTEE", her 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 Unit No. 84 on the plan of Monticello Manor, of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Fidelity Federal Savings and Loan Association by Substitute Trustees Deed from William L. Rosenberger, Substitute Trustee, of record in Book 8298, page 896, Register's Office for Davidson County, Tennessee; and Union Planters Bank having purchased Fidelity Federal Savings & Loan Association, ownership of the said property is vested in Union Planters Bank.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 590 Thomas Jefferson Circle, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEE when due.

2. Subject to Declaration of Covenants for Monticello Manor of record in Book 6643, page 958, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 6250, page 551, said Register's Office.

4. Subject to an Easement for sanitary sewers of record in Book 4530, page 215, said Register's Office.

5. Subject to an easement for underground cable to American Telephone & Telegraph Co. of record in Book 1229, page 138, said Register's Office.

6. Subject to By-Laws of Monticello Manor Homeowner's Association of record in Book 6643, page 950, said Register's Office.

7. Subject to Dedication of Common Areas of Monticello Manor Homeowner's Association of record in Book 6716, page 749, said Register's Office, and re-recorded in Book 6717, page 362, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its assigns and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 15th day of May, 1992.

"GRANTOR"
UNION PLANTERS BANK

BY: _____
SEAN D. HART, BANKING OFFICER

"GRANTEE"

_____
BARBARA RIPPY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA RIPPY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 2/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SEAN D. HART, with whom I am personally acquainted and who acknowledged himself to be the BANKING OFFICER of UNION PLANTERS BANK, the bargainor(s), a corporation, and as such BANKING OFFICER, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as BANKING OFFICER.

WITNESS my hand and official seal, this the 15th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 2/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Barbara Lippy
Affiant

Sworn to and subscribed before me, this the 15th day of May, 1992.

Kathy Burnett Hulette
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TENNESSEE STATE

My Commission Expires: 12/29/93

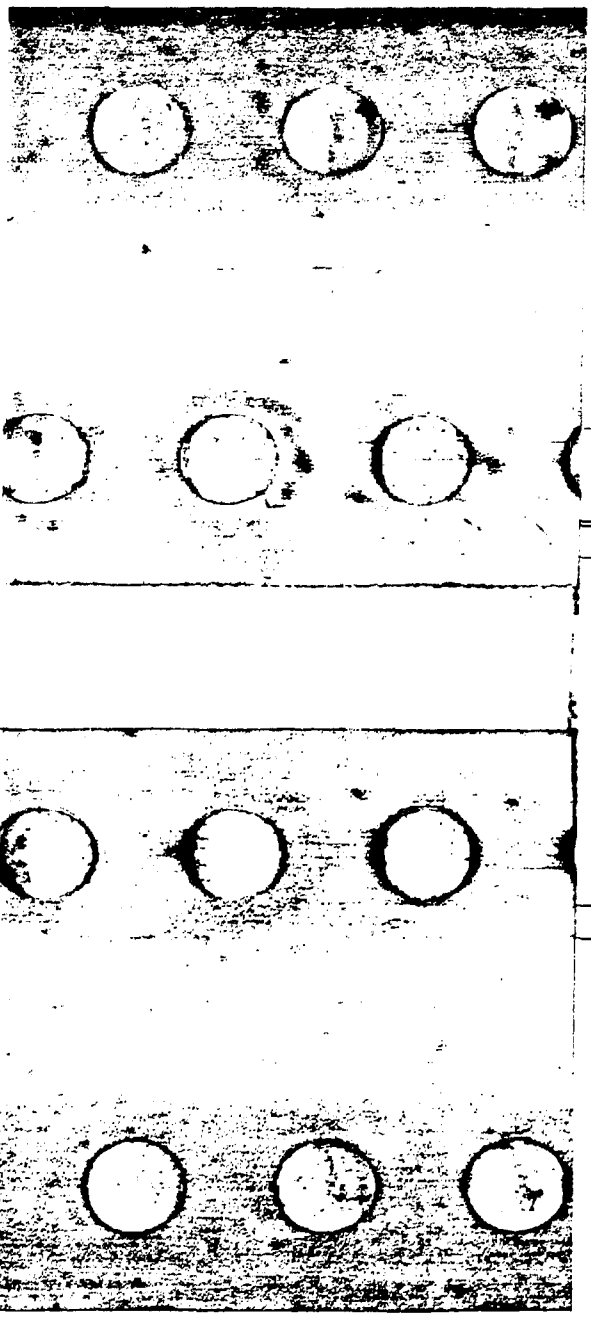
9243 05/22 0101 03CHECK 176.50

12508

IDENTIF. TREFERENCE

MAY 22 11 03 AM '92

FELIX [illegible] SELLER
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 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
			CAMT	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	176.50
			CHECK	176.50
05/22/92	01		11:03 0001	9243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12508

IDENTIF. REFERENCE

MAY 22 11 04 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 533411