10753

Folio Cont. 24

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8748 PAGE 199

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALLEN RHEA RIPPEY (NAME)	Empire of America Realty Credit (NAME)	Map 129-6
6609 Clearbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	Empire Plaza, 100 Seneca St. (STREET ADDRESS)	Parcel 59
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Buffalo, NY 14203 (CITY) (STATE) (ZIP)	FB #8DZ77145

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, GAREY KELTNER AND WIFE, ELIZABETH M. KELTNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLEN RHEA RIPPEY AND WIFE, JACKIE BRADLEY RIPPEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 108 on the Plan of West Meade Park, Inc. Section One, as of record in Plat Book 2900, pages 103 and 014, amended in Book 6574, page 109, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Garey Keltner by deed from John E. Branton and wife, Helen F. Branton of record in Book 6561, page 752, said Register's Office, the said Garey Keltner having vested title in Garey Keltner and wife, Elizabeth M. Keltner by quitclaim deed of record in Book 7185, page 533, said Register's Office.

This conveyance is subject to: (1) 1992 taxes, which have been prorated and will be paid by the Grantors herein; and (2) All matters appearing on the Plan of record in Plat Book 2900, pages 103 and 104, amended in Book 6574, page 109, said Register's Office.

51881

IDENTIFICATION REFERENCE

OCT 5 12 27 PM '92

DAVIDSON COUNTY, TN

7390 10/05 0101 03CHECK 767.50

unimproved ( )
This is improved (XX) property, known as 6609 Clearbrook Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of September, 19 92

Garey Keltner
GAREY KELTNER

Elizabeth M. Keltner
ELIZABETH M. KELTNER

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAREY KELTNER AND WIFE, ELIZABETH M. KELTNER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of September, 19 92.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 1992.

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

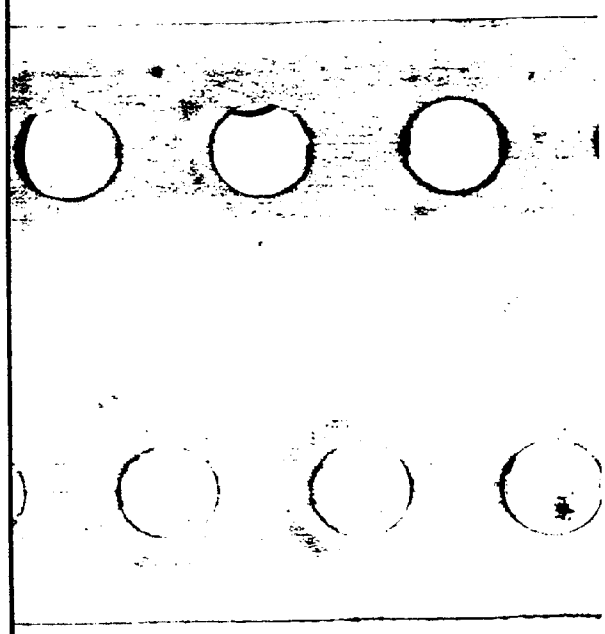
GAREY KELTNER AND WIFE,
ELIZABETH M. KELTNER

TO

ALLEN RHEA RIPPEY AND WIFE,
JACKIE BRADLEY RIPPEY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8748 PAGE 201

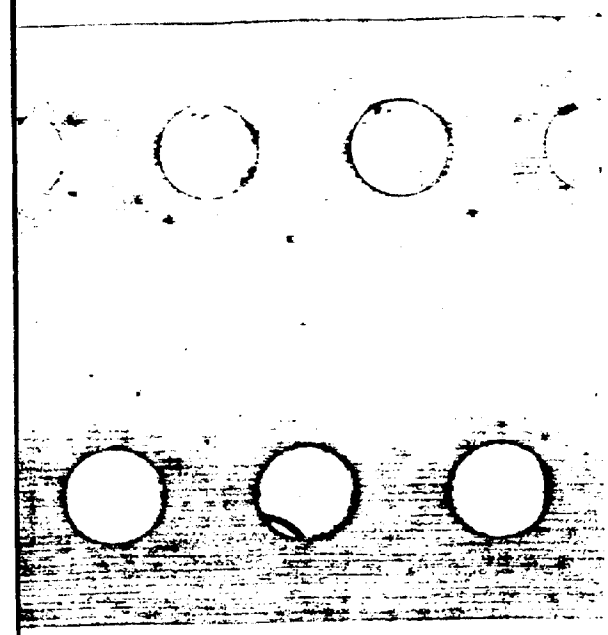
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 205000.00
CON TX 758.50
PRFEE 1.00
WDEED 8.00
TOTAL 767.50
CHECK 767.50

10/05/92 01 12:28 0001 7390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



51881

IDENTIFIT REFERENCE

OCT 5 12 27 PM '92

DAVIDSON COUNTY, TN

No. 576928