10753

File Book 24

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 8748 PAGE 199

RE-RECORD
BOOK 9135 PAGE 857

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 104 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.

THIS DOCUMENT IS BEING RERECORDED TO ADD A HYPHEN TO MRS. RIPPEY'S NAME AND ALSO TO CORRECT THE PAGE NUMBER OF THE PLAT TO 104.

2861 11/02 0101 03CHECK 8.00

7390 10/05 0101 03CHECK 767.50

5188 1

IDENTIFICATION REFERENCE

Oct 5 12 27 PM '92

DAVIDSON COUNTY, TN

80653

IDENTIFICATION REFERENCE

RE-RECORD

93 NOV -2 AM 10: 34

DAVIDSON COUNTY, TN

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

BOOK 8748 PAGE 200

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

RE-RECORD

BOOK 9135 PAGE 858

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