STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,998.91

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
17th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES 5/23/98
(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
Theodore Michael, Sr.	**Same as New Owner**	51-3-178
(NAME)	(NAME)	
103 Townley Court		
(ADDRESS)	(ADDRESS)	
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~~ I, Sharon S. Rippy, **unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore Michael, Sr.

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 plan reference is here made for a complete description thereof.

Being the same property conveyed to Melvin S. Rippy and wife, Sharon S. Rippy by deed from William G. Dodds, Jr. and wife, Elizabeth A. Dodds of record in Book 8367, Page 669, Register's Office for Davidson County, Tennessee. The said Melvin S. Rippy conveyed his interest in and to the above property by Sharon S. Rippy by Quitclaim Deed of record in Book 8539, Page 398, Register's Office for Davidson County, Tennessee.

****INCLUDING THE ASSUMPTION OF A WRAP AROUND MORTGAGE AND NOTE EXECUTED BY MELVIN S. RIPPY AND WIFE, SHARON S. RIPPY, GRANTORS, AND WILLIAM G. DODDS, JR. AND WIFE, ELIZABETH A. DODDS, HOLDERS, TO ROBERT L. HUDSON, TRUSTEE, DATED MAY 31, 1991 to secure to WILLIAM G. DODDS, JR. AND WIFE, ELIZABETH A. DODDS an indebtedness in the principal amount of $71,000.00 payable as sest forth therein and recorded in Book 8367, Page 673, Register's Office for Davidson County, Tennessee WHICH THE GRANTEE HEREIN ASSSUMES AND AGREES TO PAY.**

This conveyance is made subject to Restrictions of record in Book 2445, page 587, Register's Office for Davidson County, Tennessee and subject to notes, easements, setback lines, etc. as may be set forth on the Plan of Pleasant Acres, Section Five, as of record in Book 2331, Page 56, said Register's Office.

This is unimproved ( ) improved (X) property, known as 103 Townley Court (House Number) (Street) (P.O. Address) Madison, TN 37115 (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 my hand this 17th day of October 19 94

Sharon S. Rippy

Sharon S. Rippy

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9499 PG 946

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sharon S. Rippy

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 17th day of October, 1994.

Commission expires 5/23/98

Diane L. Thigpen
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

02105
IDENTIF. & REFERENCE
94 OCT 24 AM 9:56
FEE $ _____
DAVIDSON COUNTY, TN.
REGISTER

0619 10/24 0101 03CHECK 375.67

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

WARRANTY DEED

FROM:

Sharon S. Rippy

TO:

Theodore Michael, Sr.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

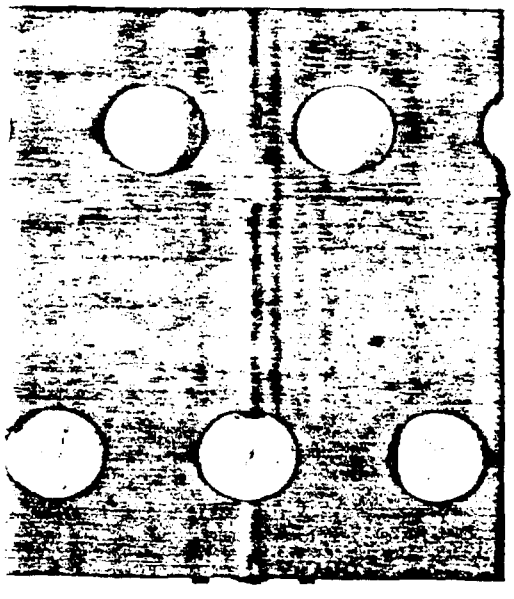
RECEIVED OF _____

FOR _____

BOOK 9499 PG 947

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	99098.91
CON TX	366.67
PRFEE	1.00
WDEED	8.00
TOTAL	375.67
CHECK	375.67

10/24/94 01 09:55 0001 0619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02105
IDENTIF. ↑ REFERENCE

94 OCT 24 AM 9:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 846779