49

05109

IDENTIF. & REFERENCE

This Instrument Was Prepared By:
Stephen C. Small, Esq.
Eisenstein, Moses & Mossman
Suite 500
One Church Street Building
Nashville, Tennessee 37201

BOOK 9508 PG 605

91 NOV -2 AM 9:57

FELIX E. DYER, REGISTER
DAVIDSON COUNTY, TN.

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Mr. and Mrs. Doyle R. Rippee 407 Hyde Park (Abbottsford) Nashville, Tennessee 37215	[Same]	Map 117-13B Parcel 10

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jane W. Yount and husband Thomas L. Yount ("the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Doyle R. Rippee and wife Virginia B. Rippee (the "Grantees"), their heirs, successors, and assigns, certain real property in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 407, on the plan of Abbottsford, Phase One, as shown on plat of record in Plat Book 6250, pages 419-421, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jane W. Yount, by Deed of record in Book 6915, page 353, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 407 Hyde Park (Abbottsford)
(House Number) (Street)

Nashville, Tennessee 37215
(City or Town) (Postal Zip)

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors, and assigns forever; and the Grantor covenants with the Grantee that the said Grantor is lawfully seized and possessed of the land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth on attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said real property to the said Grantee, their heirs, successors, 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 TESTIMONY WHEREOF, this instrument has been executed by the Grantor this 31st day of October, 1994.

Jane W. Yount
Jane W. Yount

Thomas L. Yount
Thomas L. Yount

3698 11/02 0101 03CHECK 1787.15

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Jane W. Yount and Thomas L. Yount, to me known to be the persons described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by them for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county, this 31st day of October, 1994.

Notary Public

My Commission Expires:

ELAINE GWINN SMITH NOTARY AT LARGE DAVIDSON CO., TENN.

My Commission Expires MAY 23, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $ 479,500.

Affiant

Subscribed and sworn to before me,
this the 31st day of October, 1994.

Notary Public

My Commission Expires:

ELAINE GWINN SMITH NOTARY AT LARGE DAVIDSON CO., TENN.

My Commission Expires MAY 23, 1998

1. Restrictions and easements as contained in Book 6478, page 177, as amended in Book 6530, page 242.

2. Easement(s) as set forth in instrument recorded in Book 1286, page 690 and Book 1037, page 572.

3. All matters shown on Plat recorded in Book 6250, page 418. BOOK 9508 PG 607

4. All matters shown on Plat recorded in Book 6250, page 419-421, as amended in Book 6576, page 509, Book 6578, page 302, Book 6591, page 347, Book 6591, page 352, Book 6592, page 400, Book 6601, page 966, Book 6607, page 519, Book 6607, page 524, Book 6607, page 529, Book 6619, page 931, Book 6619, page 936, Book 6619, page 941, Book 6619, page 946, Book 6628, page 721, Book 6638, page 351, Book 6638, page 356, Book 6638, page 361, Book 6638, page 366, Book 6638, page 371, Book 6638, page 376, Book 6653, page 129, Book 6800, page 164 and Book 6771, page 683.

5. Storm Water Detention Agreement of record in Book 6555, page 328.

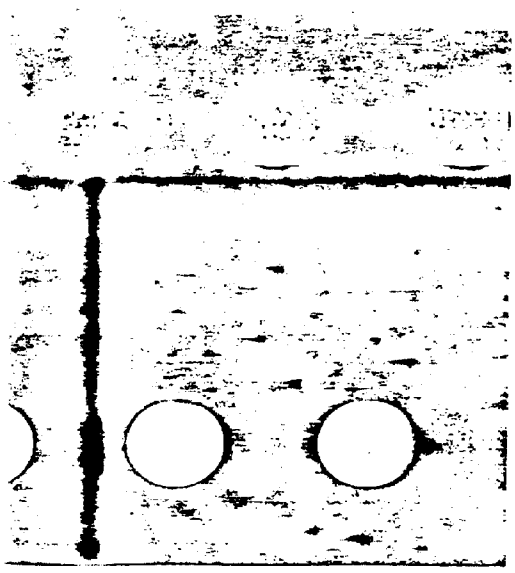
6. Charter of Abbottsford Homeowner's Association, Inc., of record in Book 6548, page 213.

7. Quitclaim Deed for Common Areas to Abbottsford Homeowner's Association of record in Book 7175, page 761.

8. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6537, page 303, as amended and restated in Book 8106, page 1, as amended in Book 8627, page 254 and amendment to By-laws in Book 9381, page 876, and in any allied instrument(s) referred to in said restrictions.

9. 1994 real estate taxes (Tax parcel #117-13B-10) which have been prorated and assumed by the Grantee.

Exhibit "A"



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

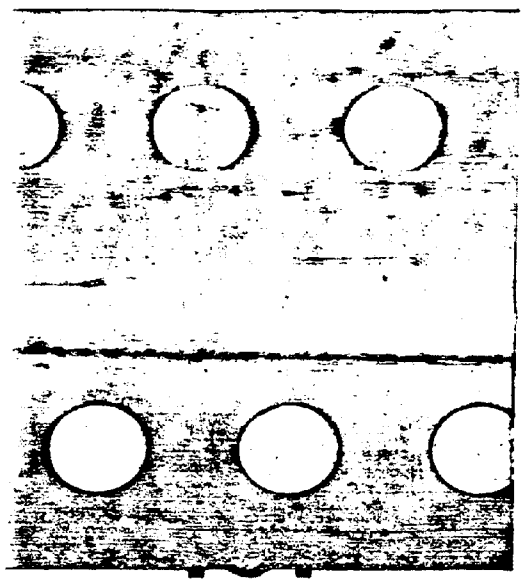
RECEIVED OF _____

FOR _____

BOOK 9508 PG 608

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05109
IDENTIF. ↑ REFERENCE

94 NOV -2 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT 479500.00
CON TX 1774.15
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
MDEED 12.00
TOTAL 1787.15
CHECK 1787.15

11/02/94 01 09:58 0001 3698

No. 849990