BOOK 9823 PG 477

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILED NOV 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF October 19 95
Notary Public
MY COMMISSION EXPIRES: 5/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NMSF-95-1825
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Ripepi (NAME)	Mid-State Financial Services (NAME)	MAP 96-16
757 Fitzpatrick Road (ADDRESS)	2021 Richard Jones Road (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	PARCEL 123

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, Steven T. Melton and wife, Reva J. Melton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin Ripepi, a single person

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:

Being Lot No. 2, Section one-A on the Plan of Larchwood, as of record in Plat Book 5060, Page 137, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steve T. Melton and wife, Reva J. Melton by deed from David Liska and wife, Sandra Liska of record in Deed Book 8108, page 980, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5158, page 918, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

IDENTIFICATION REFERENCE 0110638

95 OCT 10 AM 9:23
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 757 Fitzpatrick Road, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (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 our hand s this 4th day of October 19 95

Steven T. Melton by Gayla Bailey ATTY IN FACT
Steven T. Melton

Reva J. Melton by Gayla Bailey ATTY IN FACT
Reva J. Melton

BOOK 9823 PG 478

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th day of October, 1995, before me personally appeared Ginger Bailey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steven T. Melton and wife, Reva J. Melton, and who acknowledged that Steven T. Melton and wife, Reva J. Melton executed the same as the free act and deed of the said Steven T. Melton and wife, Reva J. Melton by virtue of that Power of Attorney, duly executed by the said Steven T. Melton and wife, Reva J. Melton and appearing of record in Book 9823, page 476, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 4th day of October, 1995.

My Commission Expires: 5/23/98

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

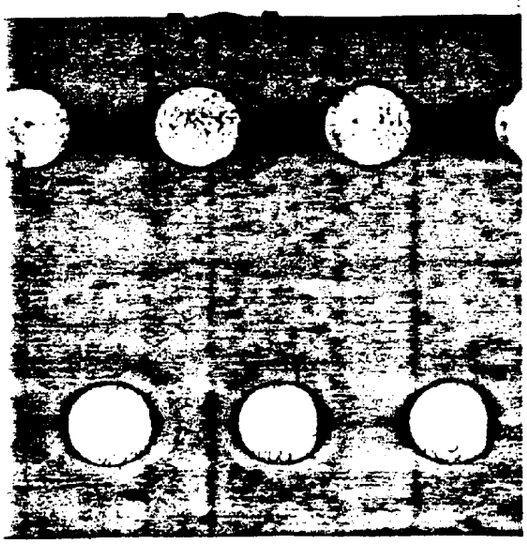
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

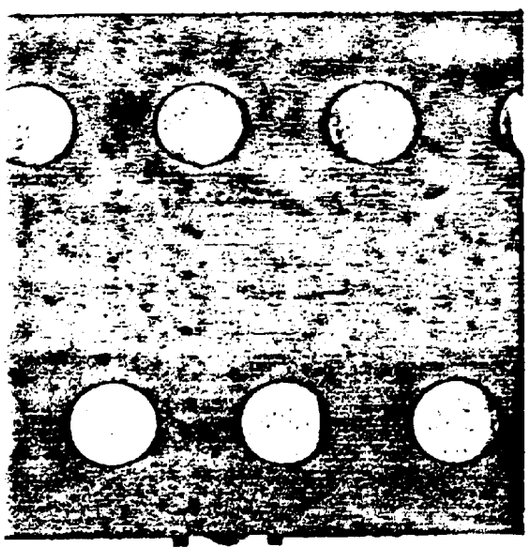
☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

338.30





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9823 PG 479

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

10/10/95 01 09:22 0001 5099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0110638
IDENTIF. ↑ REFERENCE

95 OCT 10 AM 9:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 963861