B4Y52

FILED 9530 PG 560

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: 11/2/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff L. Rippy (NAME)	Nashville Bank of Commerce (NAME)	78-61, 78-62
3 Parcels on River Road Pike (ADDRESS)	221 Fourth Avenue North (ADDRESS)	78-63
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (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, Shirley R. Van Hooser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff L. Rippy

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:

TRACT I:
Land in the Eighth Civil District of Davidson County, Tennessee, being a 4.92 acre tract according to a survey dated July 7, 1971, by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a steel post in the easterly margin of River Road being the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, page 401, Register's Office for Davidson County, Tennessee; thence North 24 deg. 6' West 219.0 feet in the easterly margin of River Road to a steel post; thence North 62 deg. 21' East 196 feet to a steel post; thence South 83 deg. 36' East 798 feet to a steel post; thence South 83 deg. 36' East 30 feet; more or less, to the Cumberland River; thence South 18 deg. 45' East 232 feet with the meanders of the Cumberland River to a point; said point being the northeast corner of the property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, page 401, Register's Office for Davidson County, Tennessee; thence North 83 deg. 15' West 22 feet, more or less, to a point; thence North 83 deg. 15' West 773 feet in DeMoss' northerly line to a steel post; thence South 68 deg. 20' West 203 feet in DeMoss' northerly line to the point of beginning.

TRACT II:
Land in the Eighth Civil District of Davidson County, Tennessee, being a 5.10 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 219 feet as measured along the easterly margin of River Road in a northerly

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3 Parcels on River Road Pike, Nashville, Tennessee
(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 my hand this 16th day of October 19 95

Shirley R. Van Hooser by Robert C. Gunter, Atty. in Fact

Shirley R. Van Hooser by Robert C. Gunter, Atty. in Fact

BOOK 9830 PG 561

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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT C. GUNTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHIRLEY R. VAN HOOSER, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said SHIRLEY R. VAN HOOSER. WITNESS my hand and official seal at Brentwood, Tennessee, October 16, 1995.

Notary Public

My Commission Expires: 11/9/95

LEGAL DESCRIPTION CONTINUATION

direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, page 401, Register's Office for Davidson County, Tennessee; thence North 29 deg. 56' West 233 feet in the easterly margin of River Road to a steel post; thence North 57 deg. 45' East 214 feet to a steel post; thence South 82 deg. 19' East 886 feet to a steel post; thence South 82 deg. 19' East 58 feet, more or less, to the Cumberland River; thence South 1 deg. 20' East 190 feet with the meanders of the Cumberland River to a point; thence North 83 deg. 36' West 30 feet, more or less, to a steel post; thence North 83 deg. 36' West 798 feet to a steel post; thence South 62 deg. 21' West 196 feet to the point of beginning.

TRACT III:
Land in the Eighth Civil District of Davidson County, Tennessee, being a 5.82 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 452 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, page 401, Register's Office for Davidson County, Tennessee; thence North 39 deg. 39' West 219 feet in the easterly margin of River Road to a steel post; thence North 51 deg. 14' East 272 feet to a steel post; thence South 82 deg. 3' East 975 feet to a steel post; thence South 82 deg. 3' East 48 feet, more or less, to the Cumberland River; thence South 6 deg. 30' East 211 feet with the meanders of the Cumberland River to a point; thence North 82 deg. 19' West 886 feet to a steel post; thence South 57 deg. 45' West 214 feet to the point of beginning.

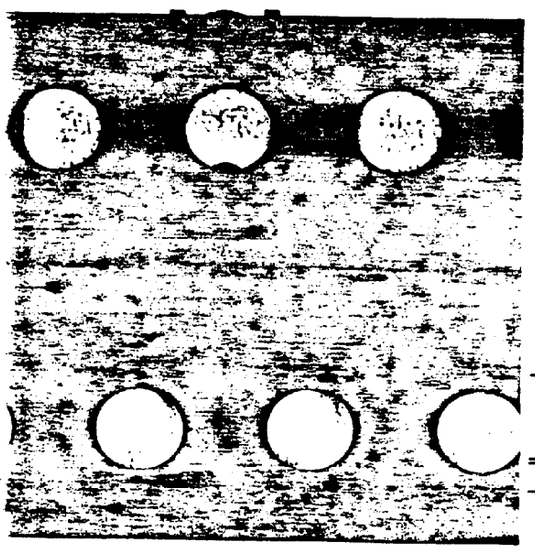
Being the same property conveyed to Shirley R. Van Hooser by deed from Shirley R. Van Hooser as Executrix of the Last Will and Testament of Robert A. Van Hooser, of record in Book 9434, page 613, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

0113093
IDENTIFICATION REFERENCE

95 OCT 18 AM 8:56
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

7754 10/18 0101 03CHECK 309.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9830 PG 563

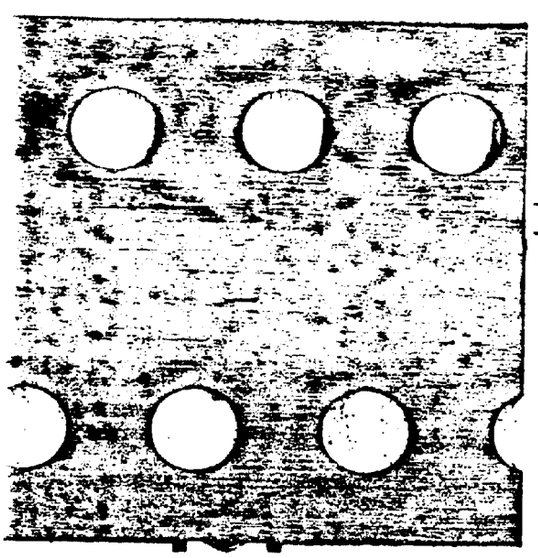
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
MDEED	12.00
TOTAL	309.00
CHECK	309.00

10/18/95 01 08:57 0001 7734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0113093
IDENTIF. # REFERENCE

95 OCT 18 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 966255