BOOK 9876 PG 871

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 43,290.37

Affiant

Subscribed and sworn to before me, this 24th day of November 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CHARLES R. PAETZ 1613 Russell Street Nashville, Tennessee 37206	SAME	MAP 83-14 PARCEL 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THREE THOUSAND TWO HUNDRED NINETY AND 37/100---------- ($ 43,290.37) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , RUBY ODEAN RIPPY, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto CHARLES R. PAETZ, unmarried hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 38 on the Plan of Lindsley Subdivision of the Chadwell Tract of record in Book 2, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Hershel L. Rippy and wife, Ruby Odean Rippy, by deed from Harry E. Lea and wife, Sadie Elizabeth Lea, of record in Book 5639, page 148, Register's Office for Davidson County, Tennessee, the said Hershel L. Rippy having since died.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Third National Mortgage Company of record in Book 5639, page 151, and subsequently assigned to Real Estate Financing, Inc. of record in Book 8633, page 385, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 1613 Russell Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lindsley S/D of Chadwell Tract of record in Book 2, page 24, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and bind s herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of November, 19 95.

Ruby Odean Rippy
RUBY ODEAN RIPPY

Charles R. Paetz
CHARLES R. PAETZ

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MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUBY ODEAN RIPPY, UNMARRIED and CHARLES R. PAETZ, Unmarried, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 1995.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

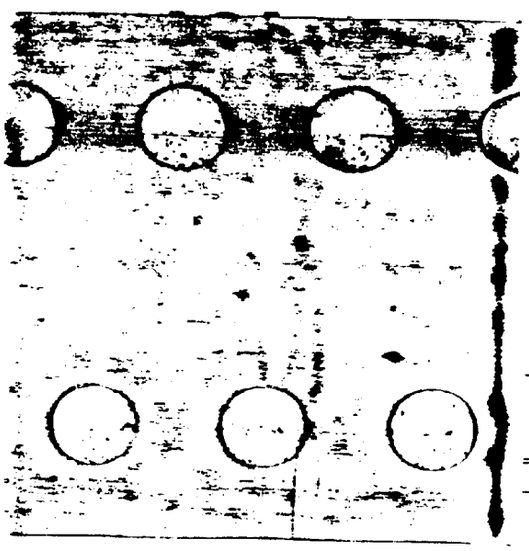
Notary Public

My Commission Expires: _____

0128458
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1341 12/04 0101 03CHECK 169.21





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

RECEIVED OF _____

FOR _____

BOOK 9876 PG 873

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	43290.37
CON TX	160.21
PRFEE	1.00
MDEED	8.00
TOTAL	169.21
CHECK	169.21

12/04/95 01 13:33 0001 4341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0128458
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982839