Form No. WD-6

Bk 43

This Form furnished by Attorneys Title Company, Inc.

FROM

JOHN W. RIPPETOE, INDIVIDUALLY

AND

TO L. GINO MARCHETTI, JR., TRUSTEE

FROM

L. GINO MARCHETTI, JR., TRUSTEE

TO JOHN W. RIPPETOE, INDIVIDUALLY

QUITCLAIM DEED

BOOK 10254 PG 732

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. RIPPETOE (NAME)	SAME (NAME)	MAP 115-3
818 BRESSLYN ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 16
NASHVILLE, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI
& BENNETT
ONE UNION STREET
NASHVILLE, TN 37201
615-244-5361

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DEC 1996.

Notary Public

MY COMMISSION EXPIRES: 3-22-97

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create

W/6, I, JOHN W. RIPPETOE, INDIVIDUALLY

by these presents do hereby quitclaim and convey unto L. GINO MARCHETTI, JR., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 238 ON THE PLAN OF BROOKE MEADE, SECTION VI, AS OF RECORD IN BOOK 2332, PAGE 4, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 238 FRONTS 129 FEET ON THE EASTERLY SIDE OF BRESSLYN ROAD AND RUNS BACK 310.3 FEET ON THE SOUTHERLY LINE AND 329.3 FEET ON THE NORTHERLY LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 129.5 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROBERT H. HUNT AND WIFE, REGINA HUNT BY TRUSTEE'S DEED FROM PHILLIP SAINDON, TRUSTEE OF RECORD IN BOOK 4076, PAGE 919, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID REGINA HUNT HAVING PREDECEASED HER HUSBAND, ROBERT H. HUNT; SAID ROBERT H. HUNT HAVING DIED JANUARY 1, 1984, LEAVING A WILL AND ALL HIS ESTATE TO JANE HUNT RIPPETOE, PROBATE COURT DAVIDSON COUNTY, #74333; SAID JANE HUNT RIPPETOE HAVING SINCE DIED SEPTEMBER 22, 1985, LEAVING A WILL DATED JUNE 5, 1985 AND LEAVING ALL HER PROPERTY TO HER SURVIVING SPOUSE JOHN W. RIPPETOE, PROBATE COURT, DAVIDSON COUNTY, TENNESSEE #77317.

THE PROPERTY BEING FURTHER CONVEYED TO JOHN W. RIPPETOE, INDIVIDUALLY BY QUITCLAIM DEED FROM JOHN W. RIPPETOE, EXECUTOR OF THE ESTATE OF JANE HUNT RIPPETOE OF RECORD IN BOOK 7043, PAGE 609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved ( ) improved (X) property, known as 818 BRESSLYN ROAD, NASHVILLE, TN 37205
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said L. GINO MARCHETTI, JR., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JOHN W. RIPPETOE, INDIVIDUALLY

_____

_____

_____ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of November, 1996.

JOHN W. RIPPETOE

L. GINO MARCHETTI, JR. Trustee.

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, JOHN W. RIPPETOE, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of Nov, 1996.

Patricia G. Johnson
Notary Public.

My commission expires: 3-22-97

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 L. GINO MARCHETTI, JR., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this _____ day of _____, 1996

Kathleen M. Walsh
Notary Public.

My Commission Expires Nov. 22, 1997

My commission expires: _____

0245045
IDENTIF. ↑ REFERENCE

96 NOV -8 AM 10:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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