BOOK 10559 PG 98

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES 11/19/00

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Glenn F. Pancake (NAME)	Same (NAME)	73-6-34
3810 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, H. T. Rippy and wife, Shirley Rippy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn F. Pancake and wife, Janice Pancake

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

(Continued)

0334620 IDENTIF. ↑ REFERENCE

97 AUG -6 AM 8:49 FELIX Z. WHITE II REGISTER DAVIDSON COUNTY, TN.

3656 08/06 0101 03CHECK 649.40

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

Unimproved (XX) This is improved ( ) property, known as 3810 Moss Rose Drive (House Number) (Street) Nashville, TN 37216 (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. Whenever 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 5th day of August, 19 97

H. T. Rippy

Shirley Rippy

STATE OF TENNESSEE
COUNTY OF Davidson }

BOOK 10559 PG 99

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named H. T. Rippy and wife, Shirley Rippy

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 at Nashville, Tennessee, this 5th day of August, 19 97.

Commission expires 11/14/00

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

Enter legal description (continued)

Land in Davidson County, Tennessee, being the southerly 175 feet of Lot "B" shown on a survey made by Z.J. Wilkinson, Surveyor, March 16, 1946, being part of Lot No. 3 in the division of Lot No. 5 of the Addison Cooper Lands, as of record in Plan Book 2, page 133, Chancery Court Nashville, and a small triangular parcel of land located between the original center line of Moss Rose Drive and the present easterly right-of-way line of Moss Rose Drive, all of said property being described according to a survey by T. R. Sanford, Jr., Surveyor, dated August 16, 1956, as follows:

Beginning at a concrete monument in the present easterly right-of-way line of Moss Rose Drive said point being the northwest corner of Lot No. 1, Riverwood Terrace First Addition, of reco in Book 2083, page 44, Register's Office for Davidson County, Tennessee; thence with the present easterly right-of-way line of Moss Rose Drive, North 32 deg. 27 min. West 165.6 feet an iron pin in the southerly line of the property conveyed to E. M. Wilson and wife, by deed from R. E. George and wife, of record in Book 2094, page 449, and by Deed of Correction of record in Book 2145, page 53, both in said Register's Office; thence with Wilson's south line North 72 deg. 50 min. East 353.67 feet to the low water mark of the Cumberland River, South 2 deg. East 175 feet to the northeast corner of said Lot No. 1, as shown on Riverwood Terrace First Addition; thence with the northerly line of said Lot No. 1, Riverwood Terrace First Addition South 75 deg. 30 min. West 329.03 feet to the point of beginning.

Being the same property conveyed to H. T. Rippy and wife, Shirley Rippy, and Kathleen Whitney by Deed of Record in Book 5779, page 225, Register's Office for Davidson County, Tennessee. Kathleen Whitney having since died vesting sole ownership in H.T. Rippy and wife, Shirley Rip as surviving tenant by the entirety.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10559 PG 101

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 172000.00
CON TX 636.40
PRFEE 1.00
WDEED 12.00
TOTAL 649.40
CHECK 649.40

08/06/97 01 08:52 0001 3656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0334620
IDENTIF. # REFERENCE

97 AUG -6 AM 8:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1183259