THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Ct., Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

BOOK 11254 PAGE 694

New Owner:	Send Tax Bills To:	Map & Parcel:
MELVIN S. RIPPY and SHARON S. RIPPY	MELVIN S. RIPPY and SHARON S. 121 Neelys Bend Road Madison TN 37115	11D 42525 Map 51-4 Parcel 91

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ERNEST A. SIRCY, JR.**, hereinafter referred to as Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said **MELVIN S. RIPPY and SHARON S. RIPPY,** as equal tenants in common, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 10 and the easterly 3 feet of Lot No. 11 on the Map of Madison Real Estate Company's Subdivision, at Madison, of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and part of Lot No. 11 adjoin and front together 53 feet on the northerly side of Neelys Bend Road and run back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to Ernest A. Sircy, Jr. by deed from Herman C. DePriest et ux dated November 2, 1998, and filed for record in Book 11186, Page 681, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 121 Neelys Bend Road, Madison, Davidson County, Tennessee 37115.

The subject property is not the principal place of residence of Grantor, Grantor's spouse or any minor children of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MELVIN S. RIPPY and SHARON S. RIPPY, their successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said MELVIN S. RIPPY and SHARON S. RIPPY, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 15 day of December, 1998.

Ernest A Sircy Jr.
ERNEST A. SIRCY, JR.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 74,900 00.

E. A. Sircy Jr.

Sworn to and subscribed before me on this the 15 day of December, 1998.

Dawn Meeks
NOTARY PUBLIC

My Comm. Expires: 7-25-2000

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, ERNEST A. SIRCY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 15 day of December, 1998.

Dawn Meeks
NOTARY PUBLIC

My Comm. Expires: 7-25-2000

worddocs\realprop\rippy.dee

0525971
IDENTIF. & REFERENCE

98 DEC 16 AM 9:45

REGISTER
DAVIDSON COUNTY, TN.

1318 12/16 0101 03CHECK 288.13

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11254 PAGE 696

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	74900.00
CON TX	277.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.13
CHECK	288.13

12/16/98 01 09:45 0001 1318

0525971
IDENTIF. # REFERENCE

DEC 16 AM 9:45

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400776