B0433

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael D. Rippetoe et ux (NAME)	Dobson & Johnson, Inc. (NAME)	162-10-15
400 Benzing Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place 18th Floor (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6578 PAGE 230

For and in consideration of the sum of Ten and ($10.00) no/100---------- DOLLARS

Cash in hand paid by Michael D. Rippetoe and wife, Kimberly P. Rippetoe the Grantees herein, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by said Grantees of the payment of a note dated November 19, 1973, in the original principal amount of $34,150.00 payable to the order of Dobson & Johnson, Inc., and secured by a deed of trust of record in Book 4766, page 736, Register's Office for Davidson County, Tennessee,

John M. Keahey, a resident of the State of Florida,

have bargained and sold, and by these presents do transfer and convey unto the said Michael D. Rippetoe and wife, Kimberly P. Rippetoe

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 15 on the Plat of Brook View Estates, Section I, of record in Plan Book 4460, page 103, Register's Office for said County.

Beginning at a point in the North margin of Benzing Road, at the common front corner of Lots 14 and 15; thence with the lines between said two lots North 126.17 feet to a point, said point being the common rear corners of Lots 14 and 15; thence with the line between Lots 15 and 21, East 85.37 feet to a point in the West margin of Brook View Estates Drive thence with the margin of the same South 105.30 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 40.38 feet to a concrete monument in the North margin of Benzing Road; thence with the margin of the same West 65.0 feet to the point of beginning.

Being the same property conveyed to John M. Keahey and wife, Teresa Kay Keahey by deed from Woodall Construction Company, Inc. of record in Book 4766, page 734, Register's Office for Davidson County, Tennessee, the said parties having since divorced and said property having been vested in John Michael Keahey pursuant to the Divorce Decree of record in Minute Book 130A, page 590, Fourth Circuit Court for Davidson County, Tennessee, and of record in Book 6542, page 630, Register's Office for said County, the said John Michael Keahey and John M. Keahey being one and the same person.

This conveyance is subject to the 1985 taxes which have been prorated and assumed by the Grantees, Deed of Trust of record in Book 4766, page 736, Register's Office for Davidson County, Tennessee, restrictions of record in Book 4636, page 317, said Register's Office, and matters shown on the Plan of record in Book 4460, page 103, said Register's Office. Wanda Kay Keahey, wife of John M. Keahey, joins in this instrument for the purpose of conveying any interest which she may have, including any marital rights, in and to subject property.

This is unimproved ( ) improved (X) property, known as 400 Benzing Drive (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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 hands this 7th day of June, 19 85.

John M. Keahey

Wanda Kay Keahey

STATE OF TENNESSEE BOOK 6578 PAGE 231
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John M. Keahey

the bargainor ____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 19 85.

My commission expires 7/22/87 Notary Public Angela M. Cartwright

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ____ to be the ____ and ____ respectively of ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as ____ and attesting the same by the said ____ as ____.

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 66,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael O. Rippetoe

Sworn to and subscribed before me
this 7th day of June, 19 85.

My commission expires 7/22/87 Notary Public Angela M. Cartwright

This instrument was prepared by:

Name	Address
William T. Bozeman, Attorney	344 4th Avenue North, Nashville, Tennessee 37219

WARRANTY DEED

FROM

TO

FILE TICOR TITLE INSURANCE COMPANY

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TENNESSEE FILED
JUN 10 3 11 PM '85

IDENTIF. REFEREN

J.1.16.87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6578 PAGE 232

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

66000.00- CAMT.
171.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 178.10-
6575A06/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

JUN 10 3 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143039