BOOK 7507 PAGE 909

File No: 8353-4-1385

Address New Owner:	Send Tax Bills To:	Map/Parcel
Troy Rippetoe etux	Same	Map 182
5090 Blue Hole Rd		P/O Par 43
Antioch, Tenn 37013		5D-27471

WARRANTY DEED

FOR AND IN CONSIDERATION 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, FRED JOSEPH KOEHLER, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto Troy Rippetoe and wife, Peggy Rippetoe, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

1037 04/05 0101 03CHECK 93.50

SEE ATTACHED EXHIBIT "A".

Dee L. Koehler, wife of Fred Joseph Koehler, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Fred Joseph Koehler, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject ~~to an easement of record in Book 4420, Page 36, said Register's Office and~~ to all applicable local government planning, building and zoning regulations.

This is un-improved property.
The contract of sale survives the closing and deed.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Troy Rippetoe and wife, Peggy Rippetoe, their heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this 25th day of March, 1988.

Fred Joseph Koehler
FRED JOSEPH KOEHLER

Dee L. Koehler
DEE L. KOEHLER

18456

IDENTIFICATION REFERENCE

APR 5 8 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Tony Ruppe
AFFIANT

Sworn to and subscribed before me this 25th day of March, 1988.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Joseph Koehler and wife, Dee L. Koehler, the bargainors, 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 Brentwood, Tennessee, this 25th day of March, 1988.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

TRACT 4:

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated February 17, 1988, and known as Job No: 87-667, more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Old Hickory Boulevard, said point of beginning, being the northeast corner of the herein described tract and also being North 83 degrees 24' 24" West 450.00 feet from the northwest corner of the W. G. Randles property of record in Book 6421, Page 532, R.O.D.C., TN; thence leaving the margin of said Old Hickory Boulevard South 10 degrees 56' 33" West 129.44 feet to an iron pin; thence South 14 degrees 45' 16" West 885.01 feet to an iron pin set in the line of the Roy L. Hill property of record in Book 2878, Page 605, R.O.D.C., TN; thence with Hills line North 53 degrees 43' 23" West 349.18 feet to an iron pin; thence with the Roy L. Hill property of record in Book 2902, Page 193, R.O.D.C., TN North 27 degrees 26' 11" East 892.22 feet to an iron pin set on the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard South 82 degrees 33' 57" East 111.71 feet to an iron pin; thence South 83 degrees 24' 24" East 9.65 feet to the point of beginning, containing 5.02 acres, more or less.

Being part of the same property title to which was vested in Fred Joseph Koehler by final decree and property settlement of the Fourth Circuit Court of Davidson County, Tennessee, and recorded in Book 6221, Page 64, Register's Office of Davidson County, Tennessee; and by deed from Walter G. Turner of record in Book 5480, Page 467, said Register's Office.

The following restrictions shall be a covenant running with the land for a period of 20 years from the date of this deed:

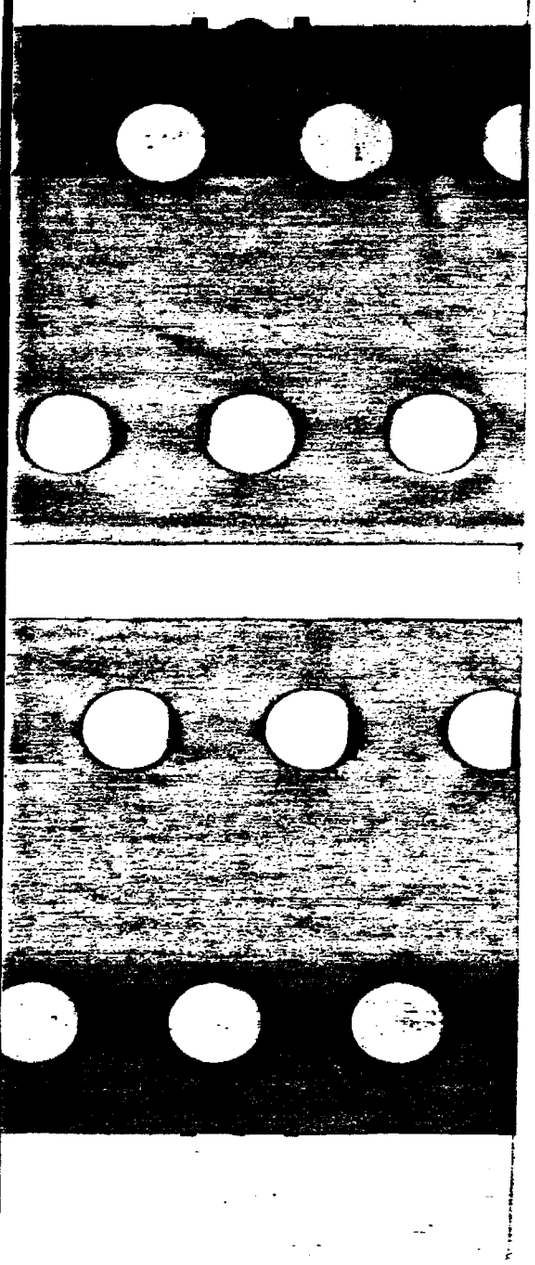
1. No trailer or mobile home, basement house, garage, barn or other building may be used as a temporary or permanent living quarters.

2. No swine or commercial poultry may be kept on property.

3. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

4. Tract No. 2 has an old tenant house which must be moved, demolished or moved within 600 feet of rear property line within 90 days.

The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 through 4 of unrecorded plat prepared by J. Bruce Rainey, Surveyor, dated 2/4/88, revised 2/17/88. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of any action at law or a suit in equity for injunctive or other relief.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7507 PAGE 912

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 30000.00
CON TX 84.00
PRFEE 0.50
WDEED 9.00
TOTAL 93.50
CHECK 93.50

04/05/88 01 07:07 0001 1037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18456

IDENTIFICATION REFERENCE

APR 5 8 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77239