FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Mike Rippetoe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 89

Notary Public

MY COMMISSION EXPIRES: 7-18-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Rippetoe (NAME)	SAME (NAME)	MAP 60
P.O. Box 8400 (ADDRESS)	(ADDRESS)	PARCEL 36
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13DA-17910

FOR AND 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, Leona Marie Chamlee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike Rippetoe, Single

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:

LAND in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the center of Brick Church Pike at a point 517 feet, more or less, south of the southwest corner of Lot No. 1 on the Plan of Bransford Realty Company's Subdivision of the Frank Brown Place, as of record in Book 547, page 126, Register's Office for said County; thence with the center of said Pike, South 1 1/4 deg. east 100 feet to a point 25 feet north of the southwest corner of the property conveyed to R.L. Blanton and wife, by deed from J.M. Tygret and wife, of record in Book 1383, page 508, Register's Office for said County, thence eastwardly and parallel with the southerly line of said R.L. Blanton property, 250 feet; thence northwardly and parallel with the easterly margin of the Brick Church Pike 100 feet; thence westwardly 250 feet to the beginning.

Being the same property conveyed to Leona Marie Chamlee by Quitclaim Deed from Lindsey Hoyt Chamlee of record in Book 7388, page 515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

5919 09/19 0101 03CHECK 106.00

This is unimproved ( ) improved (X) property, known as 2949 Brick Church Pike, Nashville, Tennessee 37207
(House Number) (Street) (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. Wherever 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 my hand this 14th day of September, 19 89

Leona Marie Chamlee
Leona Marie Chamlee

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 Leona Marie Chamlee, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 19 89

Commission expires 7-13-91

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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 .

My commission expires

Notary Public

6.7:1:7.4.

IDENTIFICATION REFERENCE

SEP 19 8 07 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

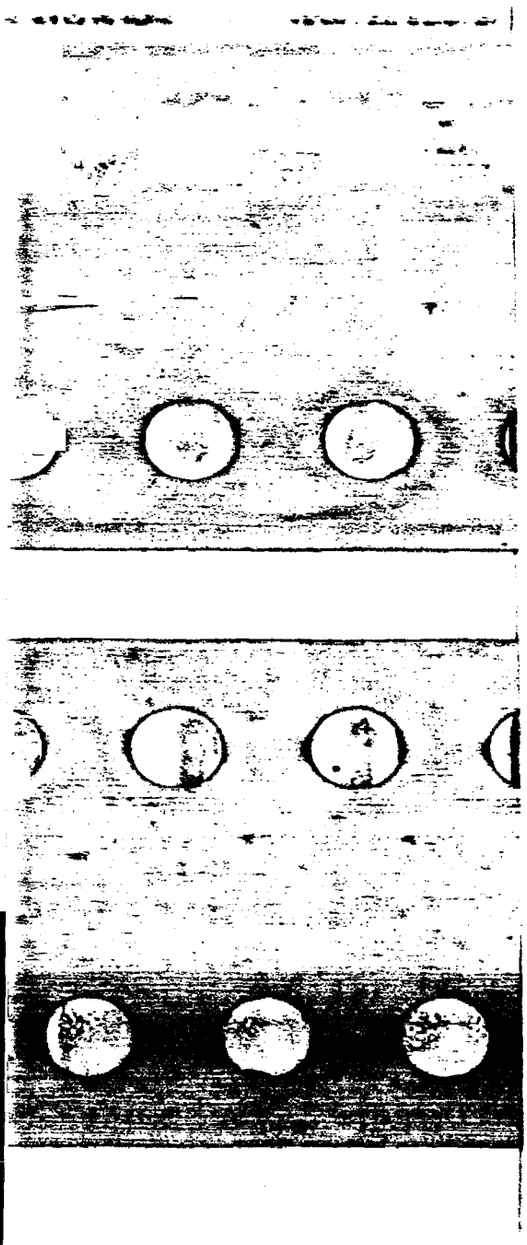
WARRANTY DEED

FROM
Leona Marie Chamlee

TO
Mike Ripoatos

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7941 PAGE 10

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 30000.00
CON TX 99.00
PRFEE 1.00
MDEED 6.00
TOTAL 106.00
CHECK 106.00

09/19/89 01 08:07 0001 5919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7:1:7:4.

IDENTIFICATION REFERENCE

SEP 19 8 07 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249899