BOOK 8230 PAGE 49

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00
Harold P. Balthrop, Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 90
Darrel L. Gregory
Notary Public
MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREATER NASHVILLE TITLE & CLOSING CO., 223 Madison St., S. 106 Madison, Tn 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Harold P. Balthrop, Jr.	**Citizens and Southern Mtg. Corp.**	**11D-42175**
and wife, Kerri G. Balthrop	(NAME)	
810 Nella Drive	**P. O. Box 656**	**Map 33-14**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Tucker, GA 30085-0656**	**Parcel 81**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KAREN K. ELDRIDGE RIPPETOE AND HUSBAND, MICHAEL D. RIPPETOE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAROLD P. BALTHROP, JR. AND WIFE, KERRI G. BALTHROP**

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 Davidson County, Tennessee, being Lot No. 106 on the Plan of Pleasant Hill Addition, of record in Book 3300, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Karen K. Eldridge by Quitclaim Deed from Charles W. Evilcizer and wife, Juanita S. Evilcizer of record in Book 7294, Page 744, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 3251, PAGE 75 as AMENDED IN BOOK 3317, PAGE 267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

69668

IDENTIF. REFERENCE

NOV 2 12 09 PM '90

FELIX A. ... DAVIDSON COUNTY, TN.

3898 11/02 0101 03CHECK 353.50

unimproved ( )
This is improved (X) property, known as 810 Nella Drive, Goodlettsville, Tn 37072
(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 our hand s this 29th day of October, 19 90

Karen K. Eldridge Rippetoe
Karen K. Eldridge Rippetoe

Michael D. Rippetoe
Michael D. Rippetoe

BOOK 8230 PAGE 50

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Karen K. Eldridge Rippetoe and husband, Michael D. Rippetoe

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 Madison, Tennessee, this 30th day of October 19 90

Commission expires 7/23/94

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

WARRANTY DEED

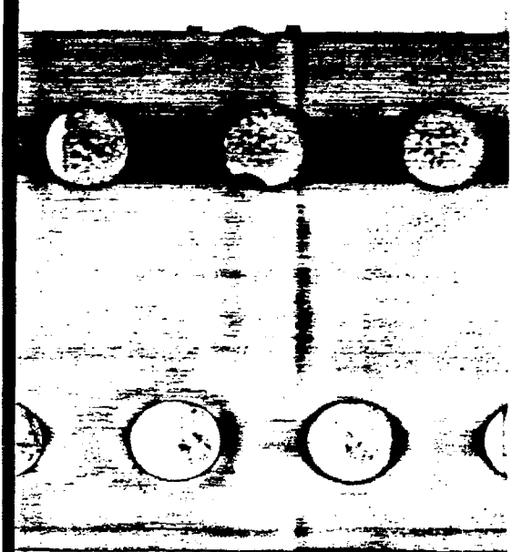
FROM:
Karen K. Eldridge Rippetoe
and husband, Michael D. Rippetoe

TO:
HAROLD P. BALTHROP, JR.
AND WIFE, KERRI G. BALTHROP

RETURN TO:
GREATER NASHVILLE TITLE
& CLOSING COMPANY
223 Madison St., S. 106
Madison, TN 37115

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8230 PAGE 51

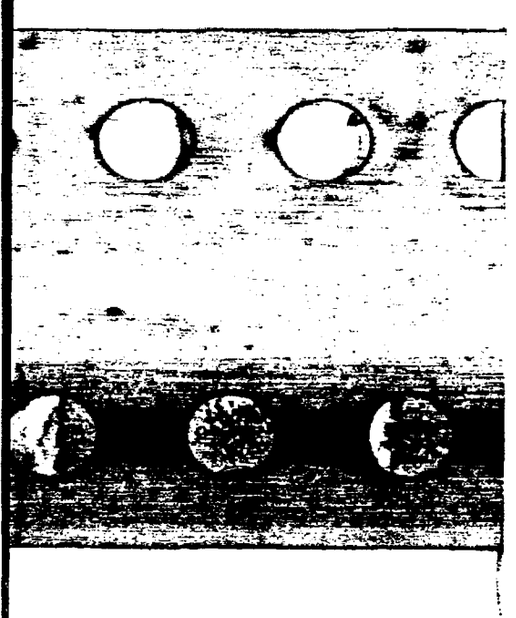
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 105000.00
CON TX 346.50
PRFEE 1.00
MDEED 6.00
TOTAL 353.50
CHECK 353.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/90 01 12:09 0001 3898



69668

IDENTIF. REFERENCE

Nov 2 12 09 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 369969