car3899/mmt:04/11/91
BCR017-001

FROM: G. THOMAS CURTIS AND WIFE, ANN H. CURTIS

TO: DOYLE RAY RIPPEE AND WIFE, VIRGINIA BOND RIPPEE

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE SOVRAN PLAZA NASHVILLE, TENNESSEE 37239-1200

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Doyle Ray Rippee and wife, Virginia Bond Rippee	Sovran Mtg. Corp.	Map 130-10
4430 Tyne Blvd.	P.O. Box 26388	Parcel 82
Nashville, Tn. 37215	Richmond, VA 23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $464,380.00.

Doyle Ray Rippee
Affiant

Subscribed and sworn to before me, this the 12th day of April, 1991.

Carol R. Rivers
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, G. Thomas Curtis and wife, Ann H. Curtis, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Doyle Ray Rippee and wife, Virginia Bond Rippee, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 4430 Tyne Boulevard, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 hands this 12th day of April, 1991.

G. Thomas Curtis

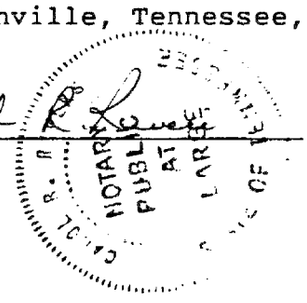
Ann H. Curtis

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 G. Thomas Curtis and wife, Ann H. Curtis, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of April, 1991

Carol R. Lewis
NOTARY PUBLIC



My Commission Expires: 3/27/93

06361

IDENTIF. REFERENCE

APR 12 3 47 PM '91

DAVIDSON COUNTY TN

Land in Davidson County, Tennessee, being Lot No. 12 of Block 2, on the Map of Manors of Belle Meade, of record in Book 547, page 152, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the north side of Tyne Boulevard, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to G. Thomas Curtis and wife, Ann H. Curtis by Quitclaim Deed from Jon E. Hastings, Trustee, of record in Book 7588, page 611, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

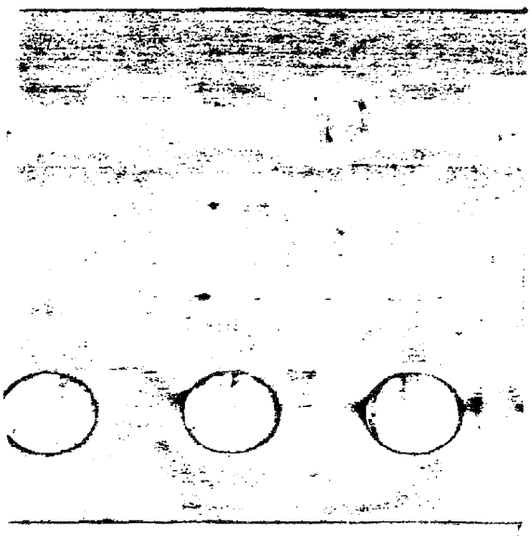
1. 1991 Metropolitan Government and Belle Meade City taxes.

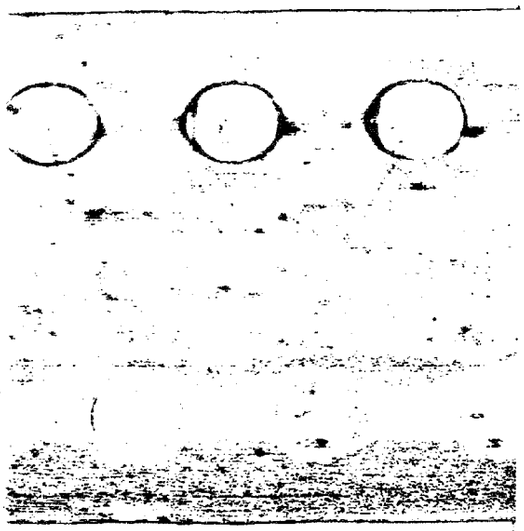
2. Water tap agreement contained in instrument of record in Book 775, page 152, said Register's Office.

4553 04/12 0101 03CHECK 1542.52

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 8329 PAGE 629

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 464380.00
CON TX 1532.52
PRFEE 1.00
MDEED 9.00
TOTAL 1542.52
CHECK 1542.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/12/91 01 15547 0001 4553

06361

IDENTIF. REFERENCE

APR 12 3 47 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 412616