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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 1992.

Notary Public

MY COMMISSION EXPIRES: 5/29/96
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**JACK CASE WILSON, ATTORNEY AT LAW**

1187 Vultee Boulevard, Nashville, TN 37217 — 111 West College Street, Murfreesboro, TN 37130 — 245 Dover Road, Clarksville, TN 37040

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Reginald B. Edwards (NAME) | Troy Rippetoe and wife, Peggy Jo (NAME) | MAP 162 |
| 5090 Blue Hole Road (ADDRESS) | Lot 12, Lakewood Drive (ADDRESS) | PARCEL 31 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | LaVergne, TN 37086 (CITY) (STATE) (ZIP) | 5DU-33851 |

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, Troy Rippetoe and wife, Peggy Jo Rippetoe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reginald B. Edwards and wife, Deborah B. Edwards

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, locted in the 5th Civil District, more particularly described as follows:

BEGINNING at an iron pin, said pin being located in the north boundary line of the Interstate Highway to Chattanooga, which said iron pin is 73 feet from a monument that marks the intersection of the boundary line of Interstate Highway and the east boundary line of Blue Hole Road; thence running south, 83 deg. 50' east 183, feet to an iron pin; thence running north 87 deg. 50' east, 83 feet to an iron pin in a fence row; thence running north 10 deg. 50' east, 115 feet with a fence to an iron pin at a corner post; thence running south 86 deg. 15' east, 140 feet to the center of Mill's Creek; thence running with the center of Mill's Creek in a southeasterly direction to the center of said creek where the north boundary line of Interstate Highway intersects; thence running north 56 deg. west, 270 feet to a point along the north right-of-way line of said Interstate Highway; thence continuing 300 feet with said northern boundary line of the said Interstate Highway to a concrete marker; thence north 8 deg. 12' east, 53.3 feet with the said boundary line of the Interstate right-of-way to a concrete marker; thence north 50 deg. 30' west with said boundary line of Interstate Highway, 299 feet to the point of beginning.

Being the same property conveyed to Troy Rippetoe and wife, Peggy Jo Rippetoe by deed from William L. Rieves, Jr. et al of record in Book 3890, Page 963, Register's Office for Davidson County, Tennessee.

Subject to a Lease Agreement for Sign of record in Book 7899, Page 470, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5090 Blue Hole Road, Antioch, TN 37013
(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 7th day of July, 19 92

Troy Rippetoe

Peggy Jo Rippetoe

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 Troy Rippetoe and wife, Peggy Jo 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 Nashville, Tennessee, this 7th day of July, 1992.

Commission expires 5/24/96

Notary Public

JACK CASE WILSON NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

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

26077

IDENTIF. REFERENCE

JUL 9 8 07 AM '92

FELIX A. ELLINGTON REGISTER DAVIDSON COUNTY TN.

3832 07/09 0101 03CHECK 338.30

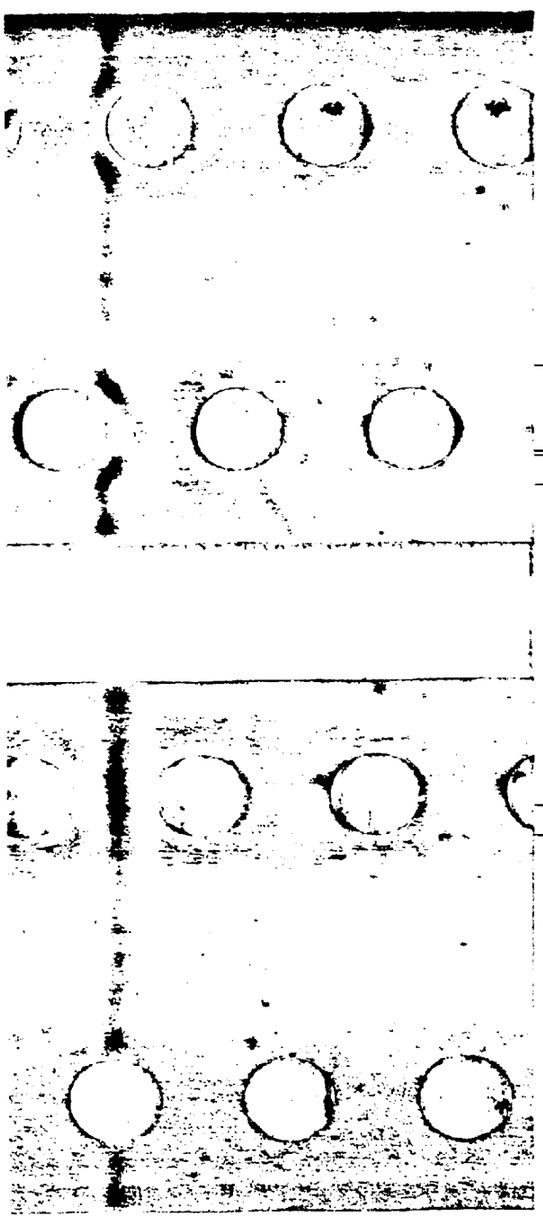
**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040

**JACK CASE WILSON**
ATTORNEY - AT - LAW



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT 89000.00 |
| | | | | CON TX 329.30 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 338.30 |
| | | | | CHECK 338.30 |
| | | | 07/09/92 01 | 09:08 0001 3832 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

260777

IDENTIF. REFERENCE

JUL 9 8 08 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 548598