THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael D. Rippetoe, et ux P. O. Box 78247 Nashville, TN 37207	Same as New Owner	Map 33 Parcel 206 ID# GO 20373

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, OLD STONE BANK OF NORTH CAROLINA, (formerly known as Fidelity Service Corporation) hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MICHAEL D. RIPPETOE and wife, KAREN E. RIPPETOE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LOT 6, SECTION TWO, RIVERGATE ACRES: A tract of land lying in the City of Goodlettsville, Davidson County, Tennessee, being all of Lot 6 on the plat of Section Two, Rivergate Acres Limited, as of record in Plat Book 6250, page 206, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron pin on the north right-of-way line of Dry Creek Road, 550 feet, more or less, measured along said north right-of-way line, from the east right-of-way line of Dickerson Pike (U.S. Highway 41 and 31W), said iron pin also marks the southwest corner of said Lot 6; thence with the east line of Lot 4 on the final plat of Section One, Rivergate Acres Limited, as of record in Plat Book 6250, page 205, Register's Office for Davidson County, Tennessee, the following five calls: North 32 deg. 43 min. 44 sec. East a distance of 23.14 feet to an existing iron pin; North 28 deg. 22 min. 16 sec. East a distance of 500.00 feet to an existing iron pin; North 13 deg. 39 min. 30 sec. East a distance of 110.51 feet to an existing iron pin; North 35 deg. 22 min. 13 sec. West a distance of 100.00 feet to an existing iron pin; North 18 deg. 07 min. 13 sec. West a distance of 200.00 feet to an existing iron pin on the south line of Goodlettsville Heights, Section III, as of record in Plat Book 1835, page 98, Register's Office for Davidson County, Tennessee; thence leaving the east line of said Lot 4, and with the south line of said Goodlettsville Heights the following four calls; South 88 deg. 31 min. 25 sec. East a distance of 64.85 feet to an existing concrete monument; South 89 deg. 34 min. 29 sec. East a distance of 480.89 feet to an existing concrete monument; South 88 deg. 04 min. 24 sec. East a distance of 535.11 feet to an existing concrete monument; South 88 deg. 28 min. 26 sec. East a distance of 183.71 feet to an existing iron pin at the northwest corner of Lot 8 of said Section Two, Rivergate Acres; thence, leaving the south line of said Goodlettsville Heights, and with east line of said Lot 8, South 10 deg. 26 min. 57 sec. west a distance of 451.03 feet to an existing iron pin on the north right-of-way line of said Dry Creek Road; thence with the north right-of-way line of said Dry Creek Road the following four calls; South 58 deg. 37 min. 25 sec. West a distance of 100.43 feet to an iron pin set at the point of curvature of the following tangent curve; southwesterly along a curve to the right, having a delta angle of 16 deg. 12 min. 09 sec., a radius of 924.93 feet, and a chord of South 66 deg. 43 min. 29 sec. West 260.69 feet, an arc distance of 261.56 feet to an iron pin set at the point of tangency; South 74 deg. 49 min. 34 sec. West a distance of 782.94 feet to an iron pin set at the point of curvature of the following tangent curve; westerly along a curve to the right, having a delta angle of 27 deg. 27 min. 16 sec., a radius of 542.96 feet, and a chord of South 88 deg. 33 min. 12 sec. West 257.69 feet, an arc distance of 260.17 feet to the point of beginning; containing 815,620 square feet, or 18.724 acres, more or less.

The above description was prepared using a survey titled "Boundary Survey Lot 5 and Lot 6 of Rivergate Acres", by Ragan-Smith-Associates, Inc., dated June 19, 1992, Job No. 92-039, work order 3868, and certified by Marshall H. Ragan, Tennessee RLS 332.

BEING a part of the same property conveyed to Fidelity Service Corporation, by deed from Michael J. Vaughn, an individual, and The Woods Children's Trust, of record in Book 7584, page 23, Register's Office for Davidson County, Tennessee. Fidelity Service Corporation is now known as Old Stone Bank of North Carolina.

This is unimproved property known as Lot #6, Section Two, Rivergate Acres, Goodlettsville, Davidson County, Tennessee 37072.

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 the GRANTOR does covenant with the said GRANTEES, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid in full by the GRANTOR, when due.

2. Subject to the Plan of record in Book 6250, page 206, said Register's Office.

3. Subject to an Easement for sanitary sewers of record in Book 4472, page 271, Book 4805, page 797 and Book 5083, page 272, said Register's Office.

And the GRANTOR, does further covenant and itself, its successors and assigns, 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.

WITNESS our hands on this the 23rd day of July, 1992.

"GRANTOR" "GRANTEES"

Old Stone Bank of North Carolina

BY: _____
STEVE YOUNG, SENIOR VICE-PRESIDENT

_____
MICHAEL D. RIPPETOE

_____
KAREN E. RIPPETOE

STATE OF NORTH CAROLINA }
COUNTY OF Guilford }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEVE YOUNG, with whom I am personally acquainted and who acknowledged himself to be the Senior Vice-President of Old Stone Bank of North Carolina, the bargainor, and as such Senior Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Old Stone Bank of North Carolina by himself as Senior Vice-President.

WITNESS my hand and official seal, this the 23rd day of July, 1992.

E. GAY McGEE
NOTARY PUBLIC
DAVIDSON COUNTY, NC
Commission expires Sept. 23, 1995

E Gay McGee
NOTARY PUBLIC

My Commission Expires: Sept 23, 1995

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OLD MICHAEL D. RIPPETOE and wife, KAREN E. RIPPETOE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 23rd day of July, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Michael D Rippetoe
Affiant

Sworn to and subscribed before me, this the 23rd day of July, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

3 1 9 2 8

IDENTIF. TREFERENCE

JUL 30 8 51 AM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

0458 07/30 0101 03CHECK 346.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8687 PAGE 810

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
TOTAL	346.00
CHECK	346.00

07/30/92 01 08:51 0001 0458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31928

IDENTIF. REFERENCE

JUL 30 8 51 AM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

No. 555120