Mail

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 92,000.00.

Affiant

Subscribed and sworn to before me this 4th day of November, 1992.

Notary Public

My Commission Expires: 1-23-94

6 4 5 4 6.

IDENTIFICATION REFERENCE

Nov 16 9 14 AM '92

CLIFF Z. WILSON REGISTER
DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
PETER WASNER 9486 Highway 96 Franklin, Tennessee 37064	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 178 PARCEL 51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY TWO THOUSAND AND 00/100 ($***92,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **ALLEN RHEA RIPPEY, JR. and wife, JACKIE BRADLEY RIPPEY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PETER WASNER, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 9th Civil District of Davidson County, Tennessee, being part of Tract No. 9 as shown on the survey of Donald R. Carver dated May 23, 1973, as follows:

BEGINNING at an iron pin in the northerly right-of-way of Highway 96, and being the southeasterly corner of Tract No. 8 of said survey; thence, leaving said right-of-way, North 30 deg. 48 min. East 792.72 feet to an iron pin, being the southwesterly corner of the Clara M. Adcock property (Book 5572, page 198, Register's Office for said County); thence, with Adcock's southwesterly property line, South 56 deg. 24 min. 08 sec. East 272.52 feet to an iron pin, being Adcock's southeasterly property line; thence leaving Adcock's southeasterly property line, South 30 deg. 42 min. 50 sec. West 301.91 feet to an iron pin in the northerly right-of-way of Highway 96; thence, with said right-of-way, North 60 deg. 10 min. West 47.0 feet to a concrete marker; thence, North 52 deg. 30 min. West 202.0 feet to a concrete marker; thence North 59 deg. 50 min. West 25.78 feet to the point of beginning.

BEING the same property conveyed to Allen Rhea Rippey, Jr. and wife, Jakcie Bradley Rippey, by deed from Thomas Michael Daniel and wife, Donna M. Daniel, of record in Book 6355, page 295, Register's Office for Davidson County, Tennessee.

This is improved property known as 9486 Highway 96, Franklin, Tennessee 37064.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hand on this the 4th day of November, 1992.

ALLEN RHEA RIPPEY, JR.

JACKIE BRADLEY RIPPEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

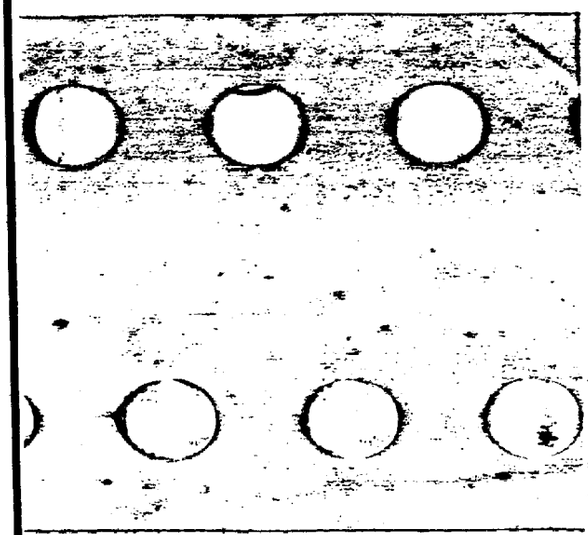
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLEN RHEA RIPPEY, JR. and JACKIE BRADLEY RIPPEY, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

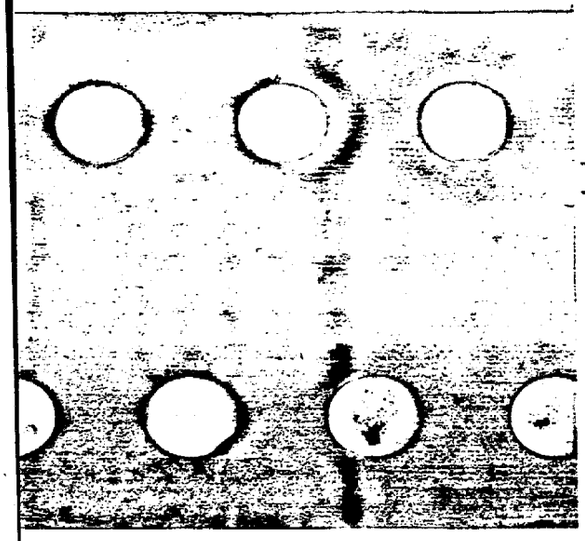
Witness my hand and official seal this 4th day of November, 1992.

Notary Public

My Commission Expires:

7034 11/16 0101 03CHECK 349.40





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

RECEIVED OF _____

FOR _____

BOOK 8786 PAGE 508

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 92000.00
				CON TX 340.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 349.40
				CHECK 349.40
			11/16/92 01	09:13 0001 7034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6454 6

IDENTIFICATION REFERENCE

Nov 16 9 14 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 590841