mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 8933 PAGE 623

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael D. Rippetoe, et ux PO Box 78247 Nashville Tn. 37207	Same as New Owner	Map 43-5 Parcels 136 & 137 Field Book 11D 5510 and 11D 5520

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, JACKIE R. ARNETT, SR., 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 K. 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:

LAND in Davidson County, Tennessee, being Lots Nos. 1 and 2 of Block "B" on the Map of Kennaston Estates, of record in Book 843, page 83, Register's Office for said county, to which reference is hereby made for a more detailed description of said lots.

INCLUDED in the above description, but EXCLUDED from this conveyance is the following described property:

BEGINNING at a stake in the northern right of way of Garner Street 54 feet east of the Survey Center Line and runs northeast in an arc scribed by a 34.5 ft. radius 8.5 feet to a stake 47 feet east of the Survey Center Line, thence North 47 feet East of and parallel to the Survey Center Line 94 feet to the Davis-Brooks property line, then West with said property line 31 feet to the present right of way of State Highway No. 6, 100 feet to the Garner Street right of way then East with said right of way 37 feet to the beginning. This description is taken from Book 2538, page 211, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jackie R. Arnett, Sr. by deed from Bobbye L. Arnett of record in Book 8685, page 229, Register's Office for Davidson County, Tennessee.

The said property is located at: 700 N. Gallatin Road, Madison, Tennessee 37115.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and

possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1993, which are a lien but not yet due and payable.

2. Subject to Restrictive Covenants of record in Book 1281, page 147, said Register's Office.

3. Subject to any and all matters as shown on the Plan of record in Book 843, page 83, said Register's Office.

4. Subject to a Sign Lease assigned to the GRANTEES with this conveyance.

And I, the GRANTOR, do further covenant and bind myself, my 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.

3092 05/03 0101 03CHECK 362.35

WITNESS our hands on this the 30th day of April, 1993.

"GRANTOR"

JACKIE R. ARNETT, SR.

"GRANTEES"

MICHAEL D. RIPPETOE

KAREN K. RIPPETOE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKIE R. ARNETT, SR. and MICHAEL D. RIPPETOE and wife, KAREN K. 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 30th day of April, 1993.

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 $95,500.00.

Affiant

Sworn to and subscribed before me, this the 30th day of April, 1993.

NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE TENNESSEE

DAVIDSON COUNTY, TN

MAY 3 10 01 AM '93

IDENTIFICATION REFERENCE

5064

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

IVED OF

BOOK 8933 PAGE 625

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 95500.00	
			CON TX 353.35	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 362.35	
			CHECK 362.35	
05/03/93	01		10:00 0001 8092	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

MAY 3 10 01 AM '93

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 646235