THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9086 PAGE 259

ADDRESS NEW OWNER:

JOSEPH W. WARREN, JR., ET UX,
JESSECA K. APPLEGATE-WARREN
2531 NEELY'S BEND ROAD
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 74, PARCEL 26

7518 09/21 0101 03CHECK 272.00

SEND TAX BILLS TO:

Same

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Anita D. Richards

AFFIANT

Subscribed and sworn to me this the 17TH day of SEPTEMBER, 1993.

Denise C. Allis

Notary Public

My commission expires: 5-14-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

93 SEP 21 AM 8:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, MARY LEE RIPPY, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JOSEPH W. WARREN, JR., ET UX, JESSECA K. APPLEGATE-WARREN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2531 NEELY'S BEND ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 17TH day of SEPTEMBER, 1993.

Mary Lee Rippy
MARY LEE RIPPY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY LEE RIPPY, A WIDOW, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 17TH day of SEPTEMBER, 1993.

Denise C. Allis
notary public

My commission expires: 5-11-96

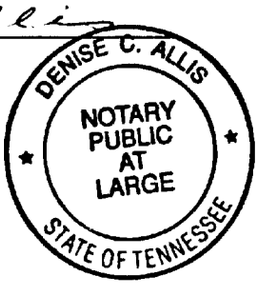


EXHIBIT 'A'

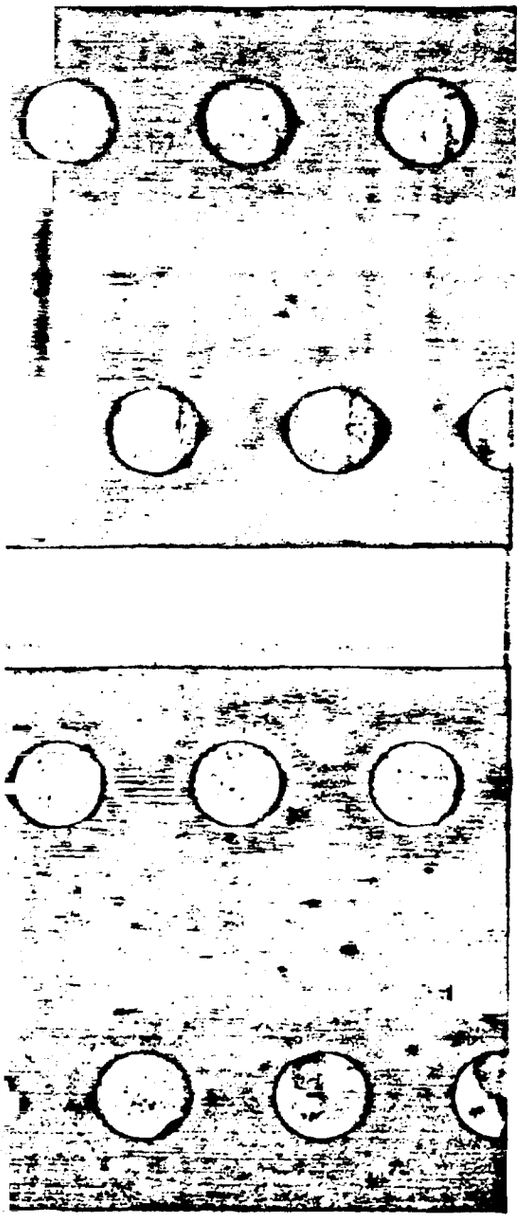
Land in the 11th Civil District of said County, known as the southeast part of Lot No. 1 on the Map of a 16.2 acre tract of the Robert H. Cowley Lands, and described according to copy of a survey thereof made by T.R. Sanford, Surveyor, dated July 23, 1968, as follows: BEGINNING at a point in the south margin of a proposed street, in the west line of the lands of E.N. Peeler; thence along Peeler's westerly line, south 12 degrees 58' west 277 feet more or less to the low-water mark of the Cumberland River; thence down said River, westerly 168 feet to the southeast corner of a tract owned by K.I. Hauge; thence with said Hauge's line, and the east line of the Marlin property, north 3 degrees east 270 feet more or less to a point in the south line of said proposed street, said point being 376 feet more or less east of the center line of Neely's Bend Road; thence with the south margin of said proposed street, north 82 degrees 28' east 226.3 feet to the point of beginning.

Being the same property conveyed to Roy V. Rippy and wife, Mary Lee Rippy, by Warranty Deed from Charles R. Mahaffey and Mary Ruth Horner, each unmarried, of record in Book 4262, page 176, Register's Office for Davidson County, Tennessee, the saidi Roy V. Rippy having since died on 9-28-85, the property vests solely in his widow, Mary Lee Rippy, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. Unrecorded easements for roads and utilities, if any.



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

RECEIVED OF _____

FOR _____

BOOK 9086 PAGE 262

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 12.00
TOTAL 272.00
CHECK 272.00

09/21/93 01 08:59 0001 7518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64910
IDENTIF. & REFERENCE

93 SEP 21 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699922