BOOK 9560 PG 813

Box 12
cm

FROM: DOYLE RAY RIPPEE AND WIFE, VIRGINIA BOND RIPPEE

TO: HOWARD W. HERNDON AND WIFE, POLLY B. HERNDON

THIS INSTRUMENT PREPARED BY:

WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Howard W. Herndon &	Southeastern Mortgage of	Map 130-10
wife, Polly B. Herndon	Tennessee, Inc.	Parcel 82
4430 Tyne Boulevard	565 Marriott Dr., Suite 250	
Nashville, Tn. 37205	Nashville, Tn. 37214	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 1994.

Carol R. Rivers

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Doyle Ray Rippee and wife, Virginia Bond Rippee, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Howard W. Herndon and wife, Polly B. Herndon, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 4430 Tyne Boulevard, Nashville, Tn. 37205.

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 GRANTORS do covenant with the said GRANTEES 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 hands this 30th day of December, 1994.

Doyle Ray Rippee

Virginia Bond Rippee

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 Doyle Ray Rippee and wife, Virginia Bond Rippee, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 1/25/97

21838

IDENTIFICATION REFERENCE

94 DEC 30 PM 3:51

3:37 12/30 1101 93CHECK 2233.00

cm1596
12/30/94

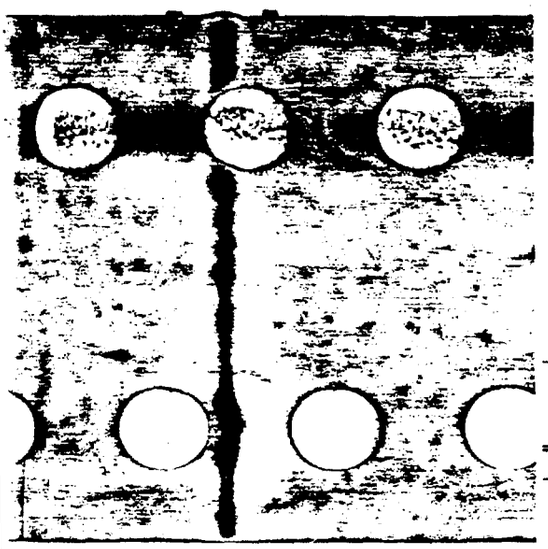
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 of Block 2, on the Map of Manors of Belle Meade, of record in Book 547, page 152, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the north side of Tyne Boulevard, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Doyle Ray Rippee and wife, Virginia Bond Rippee, by deed from G. Thomas Curtis and wife, Ann H. Curtis, of record in Book 8329, page 626, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to a Water Tap Agreement of record in Book 775, page 152, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

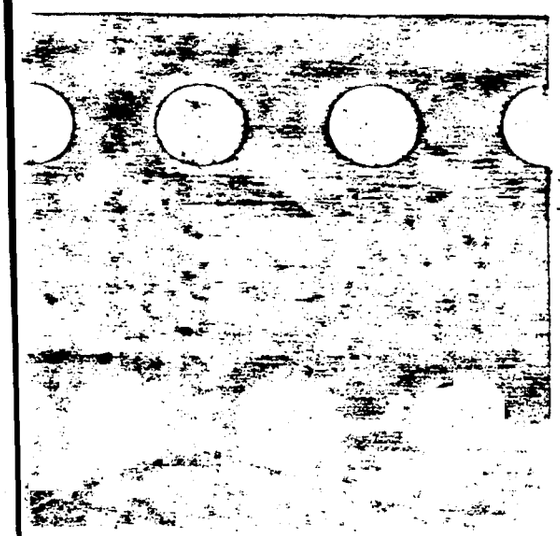
RECEIVED OF _____

FOR _____

BOOK 9560 PG 816

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 600000.00
CON TX 2220.00
PRFEE 1.00
WDEED 12.00
TOTAL 2233.00
CHECK 2233.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/94 01 15:50 0001 8137

21838
IDENTIF. & REFERENCE

94 DEC 30 PM 3:51

REGISTER
DAVIDSON COUNTY, TN.

No. 868020