THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

RBook 10014 Pg 576

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joe L. Rippetoe 4908 Shasta Drive Nashville, TN 37211	Same as New Owner	Map 43-9 Parcel 53 Field Book 11D-58020

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, DIMPLE LEE RIPPETOE NORRIS, TROY RIPPETOE, HOWARD LEE RIPPETOE, SHIRLEY MARIE RIPPETOE WOODS and LINDA FAYE RIPPETOE BESSINGER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOE L. RIPPETOE, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 33 and 34 of Block "A", Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 33 and 34 front 100 feet on the southerly side of Wiley Street, and runs back between parallel lines 135 feet to a dead line.

BEING the same property conveyed to Joe L. Rippetoe, Dimple Lee Rippetoe Norris, Troy Rippetoe, Howard Lee Rippetoe, Shirley Marie Rippetoe Woods and Linda Faye Rippetoe Bessinger by deed of record in Book 7160, page 467, Register's Office for Davidson County, Tennessee, subject to a life estate reserved in Anna Mae Rippetoe Evans. The said Anna Mae Rippetoe Evans died on May 25, 1995, extinguishing her life estate.

The mailing address for the said property is 312 Wiley Street, Madison, Tennessee 37115.

The property description, as set forth above, 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 GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are 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. 1996 State and County real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the Grantee, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

DIMPLE LEE RIPPETOE NORRIS

TROY RIPPETOE

HOWARD LEE RIPPETOE

SHIRLEY MARIE RIPPETOE WOODS

LINDA FAYE RIPPETOE BESSINGER

"GRANTEE"

JOE L. RIPPETOE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE L. RIPPETOE, DIMPLE LEE RIPPETOE NORRIS, TROY RIPPETOE, SHIRLEY MARIE RIPPETOE WOODS and LINDA FAYE RIPPETOE BESSINGER, 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, at office, this the 12th day of April, 1996.

NOTARY PUBLIC

My Commission Expires:

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

STATE OF ARIZONA }
COUNTY OF MOHAVE }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared HOWARD LEE RIPPETOE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 5th day of April, 1996.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
STATE OF ARIZONA
Mohave County
Lynda Polkinghorne
My Commission Expires Jan. 08, 2000

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

Affiant

Sworn to and subscribed before me, this the 12th day of April, 1996.

NOTARY PUBLIC

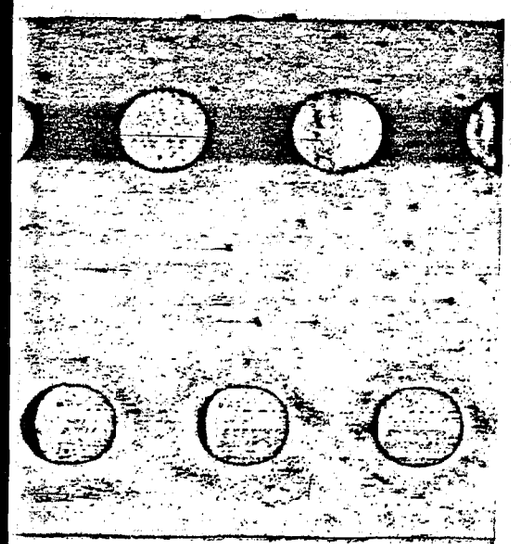
My Commission Expires:

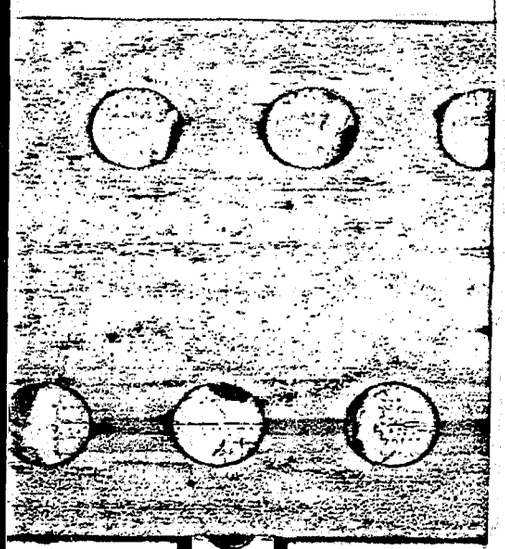
DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

96 APR 15 AM 8:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0170945
IDENTIF. ↑ REFERENCE

0058 04/15 0101 03CHECK
97.80





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

RECEIVED OF _____

FOR _____

BOOK 10014 PG 578

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 24000.00
				CON TX 88.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 97.80
				CHECK 97.80
04/15/96	01			08:31 0001 0068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170945
IDENTIF. ↑ REFERENCE

96 APR 15 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028026