59B

WARRANTY DEED

BOOK 10181 PG 861

N0896-657L

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,900.00

Kenneth D. Rippetoe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth D. Rippetoe (NAME)	PACIFIC SOUTHWEST BANK (NAME)	MAP 87
4235 Central Pike (ADDRESS)	4144 N. Central Expwy., Ste.160 (ADDRESS)	PARCEL 55
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Patricia W. Bango, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth D. Rippetoe and wife, Linda D. Rippetoe

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 4th Civil District of Davidson County, Tennessee, abd described according to a survey of John B. Kohl, dated October 31, 1979, as follows:

Beginning at a point in the northerly margin of Central Pike, said point being in the west line of the property conveyed to Robert T. Siroy and wife, Alene, of record in Book 1368, page 288, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Central Pike, westerly 87.8 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve, 39.86 feet to a concrete monument in the easterly margin of New Hope Road; thence along the margin of the same, northerly 196.48 feet to a concrete monument; said point being in the southerly line of the property conveyed to Buford Siroy and wife, of record in Book 1733, Page 442, Register's Office for Davidson County, Tennessee; thence along said southerly line, easterly 180.28 feet to a point, said point being in the westerly line of Robert T. Siroy property; thence along the westerly line, southerly 200 feet to the point of beginning.

Being the same property conveyed to Patricia W. Bango, unmarried by deed from Rex T. Fitzgerald and wife, LeAnn F. Carney Fitzgerald of record in Book 9012, Page 886, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4235 Central Pike, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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 my hand this 30th day of August, 19 96

Patricia W. Bango

Patricia W. Bango

BOOK 10181 PG 862

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 Patricia W. Bango, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 19 96.

Commission expires January 29, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

02222237

IDENTIFICATION REFERENCE

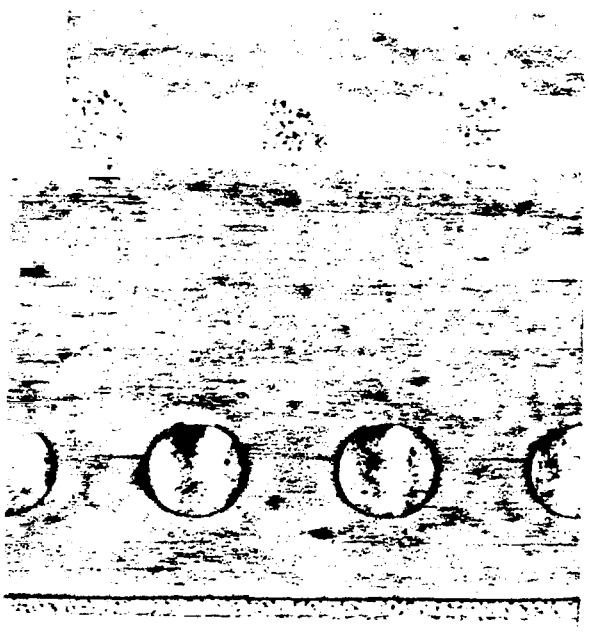
96 SEP -6 AM 11:18

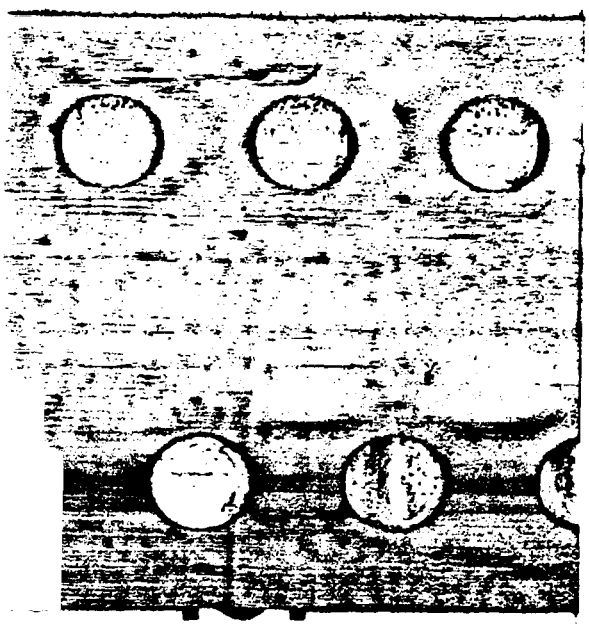
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

5239 09/06 0101 03CHECK 371.53





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10181 PG 864

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 96900.00
CON TX 358.53
PRFEE 1.00
WDEED 12.00
TOTAL 371.53
CHECK 371.53

09/06/96 01 11:19 0001 5239

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222237
IDENTIF. # REFERENCE

96 SEP -6 AM 11:18

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1027736