266

BOOK 10392 PG 297

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mike D. Rippetoe and wife,	NEW OWNERS	
Karen E. Rippetoe		
P O Box 73247		Map 033-00-0
Nashville, TN 37207		Parcel 063.00

This instrument prepared by: Joseph V. Ferrelli, Attorney at Law
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Sara Lee Group, a Tennessee Corporation, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Mike D. Rippetoe and wife, Karen E. Rippetoe, (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land lying and being located in Davidson County,Tennessee, particularly described as follows:

Being Lot No. 2 on the Plan of Walter W. Wells Property or record in Plat Book 8250 at page 485, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sara Lee Group, Inc. from Walter W. Wells by Warranty Deed in Book 9880, page 128, in said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as 1401 Dickerson Pike, Goodlettsville, TN 37072.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me this 21st of March 1997.

Notary Public

My Commission Expires 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of March, 1997.

Sara Lee Group, Inc.

By: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

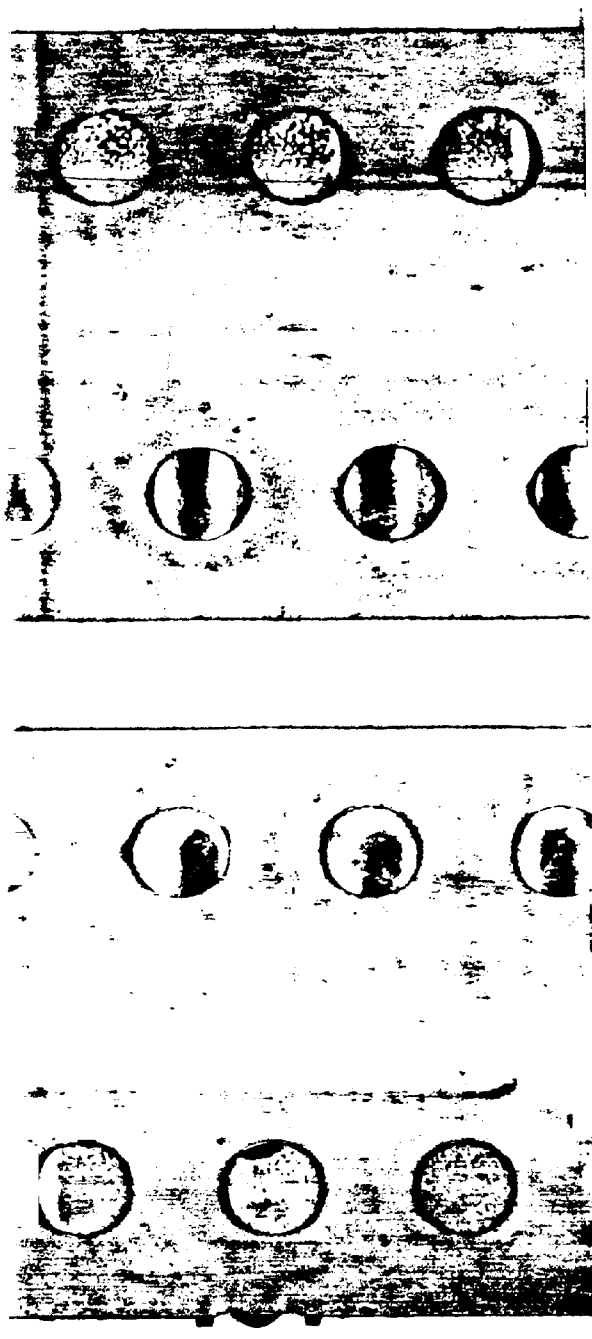
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared NADA HUSSEINI with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the PRESIDENT of Sara Lee Group, Inc., a Tennessee Corporation, and that she/he as such PRESIDENT executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself/himself as PRESIDENT.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of March, 1997.

_____
NOTARY PUBLIC

My Commission Expires: 9/23/2000

97071772



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10392 PG 299

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 170000.00		
		CON TX	629.00	
		PRFEE	1.00	
		WDEED	8.00	
		TOTAL	638.00	
		CHECK	638.00	
03/26/97	01	10:09 0001	1588	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0287172

IDENTIFICATION

97 MAR 26 AM 10:09

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1131880