404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November 1998

Notary Public

MY COMMISSION EXPIRES: September 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike D. Rippetoe	New Owner	Map 41
(NAME)	(NAME)	
3564 Brick Church Pike		P/O Parcel 72
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		P/O Parcel 127
(CITY) (STATE) (ZIP)	(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, L. Dale Beck, also known as Larson Dale Beck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike D. Rippetoe and wife, Karen E. 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:

SEE ATTACHED EXHIBIT A

98 NOV 10 PM 4:04
[illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] REFERENCE

05111172

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises, as well as those matters shown on Exhibit "B" attached hereto and incorporated herein by reference.

Mary F. Beck joins in the execution of this instrument to convey her interest in the property, including any homestead rights, as spouse of L. Dale Beck, also known as Larson Dale Beck.

unimproved (X)
This is improved ( ) property, known as Tract 2, Brick Church Pike, Nashville, Tennessee 37207
(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 our hand s this 9th day of November, 19 98

L. Dale Beck
L. Dale Beck

Mary F. Beck
Mary F. Beck

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 L. Dale Beck, also known as Larson Dale Beck, and wife, Mary F. Beck

the bargainor _____, 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 Nashville, Tennessee, this 9th day of November 19 98

Commission expires September 18, 1999

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

Exhibit "A"

TRACT II

Land in the 3rd Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 9, 1998 and known as Job No. 970248 and being more particularly described as follows:

Beginning at an iron pin set on the Easterly margin of Brick Church Pike, 30' East of the center line said point of beginning being the Southwest corner of the herein described tract, and also being the Northwest corner of the Metropolitan Government Power Board property of record Book 3924, Page 95, R.O.D.C., TN; thence, leaving the Power Board property and with the easterly margin of Brick Church Pike; N 05 degrees 37 minutes 29 seconds E 156.91' to an iron pin; thence, leaving the margin of Brick Church Pike S 87 degrees 04 minutes 53 seconds E 1006.53' to an iron pin; thence, S 01 degrees 52 minutes 08 seconds E 157.16' to iron pin; thence, N 87 degrees 08 minutes 08 seconds W 132.84' to an iron pin; thence, S 02 degrees 26 minutes 30 seconds W 109.49' to an iron pin; thence, N 87 degrees 04 minutes 53 seconds W 539.78' to an iron pin in the easterly line of the said Metro Power Board property; thence, with the Metropolitan Government property the following two calls N 05 degrees 32 minutes 43 seconds E 109.60' to an iron pin; thence N 87 degrees 04 minutes 53 seconds W 360.37' to the point of the beginning, containing 5.01 acres more or less.

Being part of the same property conveyed to L. Dale Beck by deed from Emmett L. Sanford, Emmerson E. Sanford and Aileen M. Sanford Parrish of record in Book 4545, page 480, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Larson Dale Beck by deed from Jesse T. Powell and wife, Vondell R. Powell of record in Book 6293, page 405, said Register's Office.

In addition to the above, Grantee is entitled to the use of the existing sanitary sewer located along the common boundary line with Tract 5 as reflected on the auction plat prepared by Bruce Rainey and Associates dated March 9, 1998 and revised on September 21, 1998 and October 12, 1998, said plat being unrecorded but attached to Exhibit "B" hereto and incorporated herein by reference.

EXHIBIT "B"

Easement for sanitary sewers and/or storm drainage of record in Book 6297, page 57, said Register's Office.

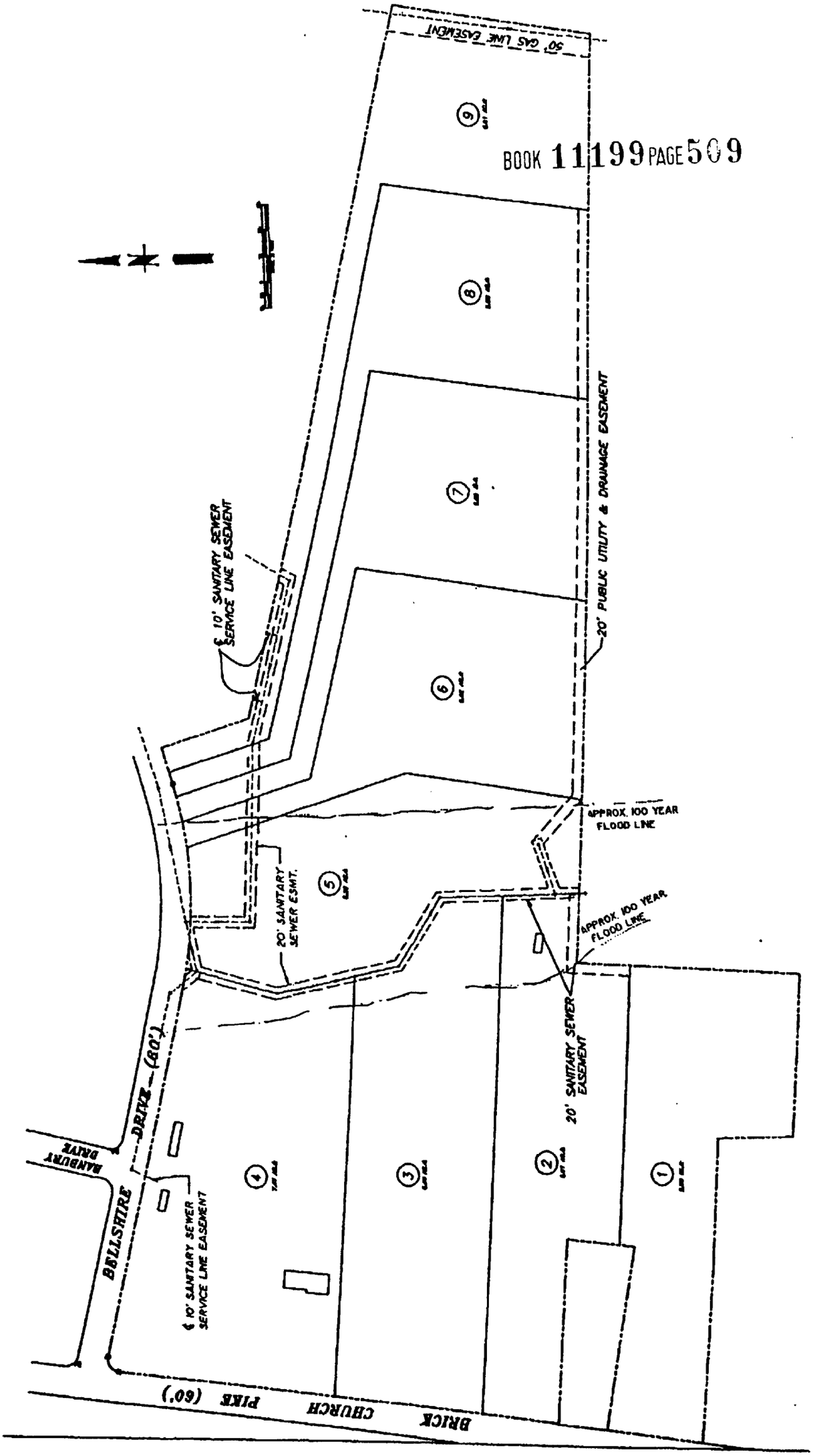
Those matters reflected on an auction plat prepared by Bruce Rainey and Associates dated March 9, 1998, and revised on September 21, 1998 and October 12, 1998, including but not limited to the 100-year flood line which is located on a portion of the property described in Exhibit "A", said auction plat being unrecorded, but a copy attached hereto and incorporated herein by reference.

Subject to a 20 foot permanent sanitary sewer easement which is located in the southeast corner of the Property, running from the existing sanitary sewer line located with the common boundary line of Tract 5 of the above-mentioned Bruce Rainey Plat, and running parallel to the southern boundary line of the Property and then running south to Tract 1 of the above-mentioned Bruce Rainey Plat. This permanent sanitary sewer easement is for the installation and maintenance of sanitary sewer lines for the benefit of Tract 1 of the above-mentioned Bruce Rainey Plat, which is attached to this Exhibit and incorporated herein by reference. In addition to the 20 foot permanent easement, the Property is subject to a 10 foot temporary construction easement located adjacent to the 20 foot permanent easement described above and extending north and west from said line for purposes of constructing and maintaining sanitary sewer lines in the 20 foot permanent sanitary sewer easement.

5552 11/10 0101 03CHECK 182.10

EXHIBIT "B", CONTINUED

BOOK 11199 PAGE 509



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

RECEIVED OF _____

FOR _____

BOOK 11199 PAGE 510

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 43000.00
				CON TX 159.10
				PRFEE 1.00
				WDEED 20.00
				CFEE 2.00
				TOTAL 182.10
				CHECK 182.10
			11/10/98 01	16:03 0001 5552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05111172
IDENTIF. & REFERENCE

98 NOV 10 PM 4:04
ILL SARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 137067