File Box 9B
First Title & Escrow Co., Inc.
Prepared by: #17355
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #00-1255

Instr:20000629006470l Page: 1 OF 2
REC'D FOR REC 06/29/2000 10:42:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1276.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Rippy, Devisee under the Last Will and Testament of Sally B. Rippy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David T. Johnson, and spouse, Arlene V. Johnson**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Tyne Valley Estates, Section 9, of record in Book 3700, Pages 65 and 66, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elkin L. Rippy and wife, Sallie Belle Rippy by deed from Haury & Smith Contractors, Inc. of record in Book 4232, Page 958, said Register's Office. The said Elkin L. Rippy has since died. The said Sallie Belle Rippy has subsequently died and devised said property to Robert L. Rippy by Will of record in Will Book 210, Page 212, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantrees; and (2) All matters appearing on the Plan of record in Plat Book 3700, Page 65 and 66, said Register's Office.

This is improved property, known as: 6016 Robert E. Lee Drive, Nashville TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of June, 2000

Robert L. Rippy

Jean Rippy

State of Tennessee)
County of Davidson)

On this 23rd day of June, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert L. Rippy and Jean Rippy , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2007

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 345,000.00.

Affiant

Sworn and subscribed before me on this the 23rd day of June, 2000.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE GEORGE E. MUDTER, JR. DAVIDSON COUNTY, TENN.

NEW OWNER:
David T. Johnson
6016 Robert E. Lee Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Wells Fargo HomeMortgage, Inc.
100 South Fifth Street
Minneapolis, MN 55402-1275

TAX MAP-PARCEL #:
145-14-6