THIS INSTRUMENT PREPARED BY:

Karen Rippetoe
3564 Brick Church Pk
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $ 50,000.00

Affiant

Subscribed and sworn to before me this the 19th day of September, 2001.

Notary Public

My Commission Expires: 11/26/02

Davidson County DEEDWARR
Recvd: 10/01/01 12:42 4pgs
Fees:23.00 Taxes:185.00

20011001-0105549

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard H. Kelly, II, ~~unmarried~~	New Owner	Map 41
~~3903 Brick Church Pike~~		Parcel 176
Nashville, Tn 37207		

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, Mike D. Rippetoe, and wife, ~~Karen E. Rippetoe~~, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Richard H. Kelly, II, ~~unmarried~~, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in _____ County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A

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

This is unimproved property known as Tract 2, Brick Church Pike, Nashville, Tennessee 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and I/we do covenant with the said GRANTEE that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 19th day of September, 2001.

Mike D Rippetoe Karen E. Rippetoe

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 Mike D. Rippetoe and wife, Karen E. Rippetoe, the bargainors, 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 and seal at Nashville, Tennessee, this 19th day of September, 2001.

Stacy D. McNutt
NOTARY PUBLIC

My Commission Expires: 11/26/02

EXHIBIT "A"

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 W539.78' 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 E109.60' to an iron pin; thence N87 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 Mike D. Rippetoe and wife, Karen E. Rippetoe, by deed from L. Dale Beck and wife, Mary F. Beck, of record in Book, 11199, page 507, said Register's office of Davidson County, Tennessee.

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 recorded of record in Book 11199, page 508, said Register's office for Davidson County, Tennessee and also attached hereto as Exhibit "B".

EXHIBIT "B"

Easement for sanitary sewers and/or storm drainage of record in Book 6297, page 67, 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 recorded in Book 11199, page 507 and 508, Register's office for Davidson County, Tennessee.

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.