STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Karen Rippetoe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES 12/6/04

Davidson County DEEDWARR
Recvd: 01/04/02 08:50 2pgs
Fees:13.00 Taxes:111.00
20020104-0001382

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Mike Rippetoe and Karen B. Rippetoe, husband and wife | (NAME) | 50-44 |
| (NAME) | | |
| ~~3522 Dickerson Pike~~ 3564 Buckeye Ridge Rd. | (STREET ADDRESS) | |
| (STREET ADDRESS OR ROUTE NUMBER) | | |
| Nashville, Tennessee 37207 | | |
| (CITY) (STATE) (P.O. ZIP) | (CITY)(STATE) (ZIP) | |

FOR AND IN 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, Filbert J. Martocci and Rhonda A. Martocci, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike Rippetoe and Karen B. Rippetoe, husband and wife, 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:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, situated on the westerly side of Dickerson Road about 5 miles from Nashville, described as follows:

Beginning in the center of Dickerson Road, at the southeast corner of a tract of land conveyed to S. S. Sanders by deed from W. S. Rockey, of record in Book 123, Page 588, Register's Office for said county; thence with Sander's southerly line westerly 200 feet to a northeast corner of the property conveyed to Howard B. McGee and wife, by deed from George P. Howell, et al, of record in Book 1389, Page 439, said Register's Office; thence with McGee's easterly line, southwardly 144 feet; thence with a northerly line of the McGee property, eastwardly 200 feet to the center of Dickerson Road; thence with the center of same, northwardly 100 feet to the beginning.

Being the same property conveyed to Filbert J. Martocci and wife, Rhonda A. Martocci, husband and wife, by Deed of record in Book 5715, page 438, Register's Office for Sumner County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The signature of Rhonda A. Martocci is signed by his/her duly appointed attorney-in-fact Rosemary D. Norris, pursuant to the Power of Attorney of record in Book _____, page _____, said Register's Office.
The signature of Filbert J. Martocci is signed by his duly appointed Attorney-in-fact, Rosemary D. Norris, pursuant to the Power of Attorney recorded in Instrument #_____ said Register's Office.

unimproved ( )

This is improved (XX) property, known as 3522 Dickerson Pike, Nashville, TN 37207.

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. 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 17th day of December, 2001.

Filbert J. Martocci by Rosemary D. Norris, Attorney-in-fact
by Rosemary D. Norris, POA

Rhonda A. Martocci by Rosemary D. Norris, Attorney-in-fact
by Rosemary D. Norris, POA

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 Filbert J. Martocci and Rhonda A. Martocci, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of December, 2001.

Commission expires 1-20-02 Dawn M C

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of December, 2001.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Martocci

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rosemary D. Norris, attorney-in-fact for Filbert J. Rhonda A. , with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of December, 2001.

My Commission Expires: 1-20-02 Dawn M Cobb

Notary Public

**Prepared by & Return to**

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282