PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **December, 2001** between **JOHN A. DODSON and SHARON H. DODSON, husband and wife** , GRANTOR, and **BRIAN R. RIPPETOE, a single man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Townhouse #316, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5200, Page 131, said Register's Office, to which a reference is here made.

Being the same property conveyed to Jonn A. Dodson and Sharon H. Dodson, husband and wife by deed from Beverly Anita Grubb, unmarried, filed for record in Book 10480, Page 665, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 5200, page 131, By-Laws of record in Book 4918, page 125 and amended in Book 4958, page 346 and in Book 8797, page 918; Master Deed of Record in Book 4918, page 116; Easement to Nashville Electric Services of record in Book 3372, page 430; Deed of Conveyance of record in Book 4895, page 842 and page 838; Perpetual Access Easement of record in Book 4842, page 979 and in Book 5606, page 663; Easement for access, parking, sign and landscape improvements of record in Book 7497, page 740; Charter of record in Book 8021, page 852; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

JOHN A. DODSON
Signature of Seller

Sharon H. Dodson
SHARON H. DODSON
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/09/02 14:31 2pgs
Fees:13.00 Taxes:304.88

20020109-0003558

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **JOHN A. DODSON and SHARON H. DODSON, husband and wife** , the within named 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, at office, this **31st** day of **December, 2001.**

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

BRIAN R. RIPPETOE
5600 COUNTRY DRIVE UNIT #316
NASHVILLE, TN 37211

Property Address:

5600 COUNTRY DRIVE UNIT #316
NASHVILLE, TN 37211

Person Responsible for Taxes:

SUNTRUST BANK
201 FOURTH AVENUE NORTH, 7TH FLOOR
NASHVILLE, TN 37219

Parcel #: 102-9, B, #116

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$82,400.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **December, 2001.**

Notary Public

My Commission Expires: 9/28/02

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076