This Instrument Prepared by:

RAMSEY & THORNTON
Attorneys at Law
Midtown Center, Suite D
320 E. College Street
Dickson, TN 37055
CHIC 2061

Davidson County DEEDWARR
Recvd: 08/05/02 14:53 2pgs
Fees:13.00 Taxes:297.85
20020805-0093859

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THOUSAND FIVE HUNDRED AND 00/100 ($80,500.00) DOLLARS, cash in hand paid by JEFF RIPPY, receipt of which is hereby acknowledged, we, MARK STEVEN MEADOWS, also known as STEVE MEADOWS, and wife, PAMELA MEADOWS, also known as PAM MEADOWS, have bargained and sold, and by these presents transfer and convey unto the said JEFF RIPPY, his heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in the Eighth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an 8 inch hackberry tree in L. Dugger's West line, same being the Southeast corner of the Alton Foutch, Jr., lot; thence with the Foutch line, North 73 degrees West 342 feet to a point in center of present (new) River Road, the Southwest corner of the Foutch lot, iron stake in line on margin of road, thence with the road, South 17 degrees West 152 feet to a point in center of road, the Northwest corner of the T.D. Ashworth's Southeast corner at 157.5 feet, in all 171 feet to a corner fence stake; thence with a fence, South 68 degrees East 224 feet to an iron stake by a thorn tree in L. Dugger's West line, North 4 degrees West 372.5 feet to the point of beginning, containing 1.54 acres, more or less, as described from survey by S.H. Hutchison, dated August 11, 1966.

Being the same property conveyed to James D. Meadows and Mark Steven Meadows, as tenants in common with right of survivorship, by Deed from Nancye L. Mabry, now Gregory, and husband, Roy R. Gregory, dated July 31, 1986, of record in Book 6936, Page 702, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Mark Steven Meadows, by Quitclaim Deed from James D. Meadows, dated March 3, 1994, of record in Book 9271, Page 448, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of River Road.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JEFF RIPPY, his heirs and assigns, forever. And we do covenant with the said JEFF RIPPY, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2002 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said JEFF RIPPY, his heirs and assigns, against the lawful claims of all persons whomsoever.

Mark Steven Meadows executes this instrument on behalf of Pamela Meadows pursuant to a Power of Attorney dated 8-2-1994, and of record in ~~Volume ____, Page ____~~ INSTRUMENT 77552, in the Register's office of ~~Dickson~~ DAVIDSON County, Tennessee.

WITNESS MY HAND, on this 31st day of July, 2002.

Mark Steven Meadows
MARK STEVEN MEADOWS

Pamela Meadows
PAMELA MEADOWS

BY: Mark Steven Meadows, POA
MARK STEVEN MEADOWS, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MARK STEVEN MEADOWS, Attorney in Fact for PAMELA MEADOWS, and individually, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as the free act and deed of the said PAMELA MEADOWS, and individually for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 31st day of July, 2002.

Joseph M. Barrett
NOTARY PUBLIC

JOSEPH M. BARRETT NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

My Commission Expires: _____

My Commission Expires June 20, 2005

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $80,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Debra J. Hornburger
AFFIANT

Sworn to and subscribed to before me this 31st day of July, 2002.

Christy J. Hornburger
NOTARY PUBLIC

My Commission Expires: 10-14-02

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TENN

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Tax Map 101
Field Book No: 8D28220
Parcel No. 124.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. JEFF RIPPY
6721 River Road
Nashville, Tn 37209