DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael D. Rippetoe and wife Karen E. Rippetoe 3564 Brick Church Pike Nashville, Tennessee 37207	Same	Map 41 Parcel 176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 50000.00 .

Michael D Rippetoe
AFFIANT

Sworn to and subscribed before me
this the 7th day of August, 2002.

Joann D McMurtry
NOTARY PUBLIC

My Commission Expires: 3/25/06

Davidson County DEEDWARR
Recvd: 08/07/02 12:24 2pgs
Fees:13.00 Taxes:185.00
20020807-0095101

THIS INDENTURE made this 7th day of August, 2002, by and between Richard H. Kelly, II, unmarried, hereinafter called Grantor and Michael D. Rippetoe and wife, Karen E. Rippetoe, hereinafter called Grantees, their heirs and representatives:

WITNESSETH: That the Grantor, for and in consideration of the sum of One ($1.00) Dollar in hand paid, and the full satisfaction of the Deed of Trust herein described, conveys and warrants unto said Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> 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 in Book 3924, Page 95, Register's Office for Davidson County, Tennessee; 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 an 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 W 539.78' 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 E 109.60' to an iron pin; thence N 87 degrees 04 minutes 53 seconds W 360.37' to the point of beginning, containing 5.01 acres more or less.
>
> Being part of the same property conveyed to Richard H. Kelly, II, unmarried, by deed of record in Instrument No. 20011001-0105549, Register's Office for Davidson County, Tennessee.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of said state where the above premises are situated.

Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for a deed of trust of record in Instrument No. 20011001-0105550, Register's Office for Davidson County, Tennessee, and current and back taxes.

THIS DEED is given in full cancellation and satisfaction of Grantee's certain Deed of Trust Note dated September 19, 2001, given as security applicable to the above-described premises and the indebtedness secured by said deed of trust is recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20011001-0105550. Grantees join in this instrument to effectuate release thereof.

The Grantor further warrants that as of the date of execution of this instrument there is no pending petition in bankruptcy and Grantor has good right to execute this instrument.

GRANTEES:

MICHAEL D. RIPPETOE

KAREN E. RIPPETOE

GRANTOR:

RICHARD H. KELLY, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Rippetoe and wife, Karen E. Rippetoe, the within named bargainors, with whom I am personally acquainted, or based upon satisfactory evidence proved to be the persons who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard H. Kelly, II, the within named bargainor, with whom I am personally acquainted, or based upon satisfactory evidence proved to be the person who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

PREPARED BY:

THOMAS J. DRAKE, JR., Attorney
CRAIG & DRAKE
305 Fourteenth Avenue, North
Nashville, Tennessee 37203