THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 325,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF December, 2002
Notary Public
MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rippetoe	owner	MAP 103-13
(NAME)	(NAME)	
401 Hillwood Blvd.		PARCEL 26
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Robert H. Fesmire and wife, Maureen Fesmire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Rippetoe and wife, Karen Rippetoe

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 Davidson County, Tennessee, being Lot No. 16 on the Plan of Hillwood Estates, Section 3, as of record in Plat Book 1835, page 135, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Robert H. Fesmire and wife Maureen Fesmire by quitclaim deed from Susan Fesmire Rowe as of record in Instrument No. 20020802-0092878, Registers office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/06/02 11:59 2pgs
Fees:13.00 Taxes:1202.50
20021206-0150724

unimproved ( )
This is improved (X) property, known as 401 Hillwood Blvd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 our hand s this 2nd day of December, 2002

Robert H. Fesmire by Susan F. Rowe Attorney in Fact
Robert H. Fesmire

Maureen Fesmire by Susan Fesmire Rowe Attorney in Fact
Maureen Fesmire

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 Robert H. Fesmire and wife, Maureen Fesmire

the bargainor s, 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 official seal at Nashville, Tennessee, this 2nd day of December, 2002.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

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 Susan Fesmire Rowe, whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Robert H. Fesmire as his Attorney in Fact, as the free act and deed of the within named Robert H. Fesmire.

Witness my hand and official seal at Nashville, TN this 2nd day of December, 2002.

_____
NOTARY PUBLIC

My commission expires: July 24, 2004

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Susan Fesmire Rowe, whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument of behalf of Maureen Fesmire as her Attorney in Fact, as the free act and deed of the within named Maureen Fesmire.

Witness my hand and official seal at Nashville, TN this 2nd day of December, 2002.

_____
NOTARY PUBLIC

My commission expires: July 24, 2004

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.