Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

08-0304-90178

Davidson County DEEDWARR
Recvd: 05/09/03 09:05 2pgs
Fees:13.00 Taxes:368.15

20030509-0062408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 99,500.00.

Billie Dunn
Affiant

Subscribed and sworn to before me this 8th day of April, 2003.

Terrie Lyn Reed
Notary Public
My commission expires: 07/06/05

TERRIE LYN REED NOTARY PUBLIC AT LARGE EXPIRES 7-6-2005 WILLIAMSON COUNTY, TN

Address of New Owner	Send Tax Bills to:	Tax Information
Billie Dunn 3040 Delta Queen Drive Nashville TN 37214	Guaranty Trust Company 640 Broadmor Blvd., Suite Murfreesboro, TN 37129-	062-02-O-A- CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles N. Rippy and wife, Kathy A. Rippy**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Billie Dunn**, hereinafter called the Grantee, her successors 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. 121 on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, page 158 and 159, Surveyors Certificate of Correction of record in Book 7678, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles N. Rippy and wife, Kathy A. Rippy by Warranty Deed from Ken Lokey Homes, Inc. of record in Book 7642, page 823, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3040 Delta Queen Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 my hand this 25th day of April, 2003.

Charles N. Rippy

Kathy A. Rippy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Charles N. Rippy** and **Kathy A. Rippy**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, TN, this 25th day of April, 2003.

Notary Public

My Commission expires: 07/06/05

TERRIE LYN REED
NOTARY PUBLIC AT LARGE
EXPIRES 7-6-2005
WILLIAMSON COUNTY, TN