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

08-0304-90172

Davidson County DEEDWARR
Recvd: 05/09/03 09:10 2pgs
Fees:13.00 Taxes:580.53

20030509-0062412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 156,900.00.

Charles N. Rippy
Affiant

Subscribed and sworn to before me, this 5th day of April, 2003.

Notary Public
My commission expires: 07/06/05

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

Address of New Owner	Send Tax Bills to:	Tax Information
Charles N. Rippy	1st Trust Bank For Savings	
108 Diane Court	P.O. Box 17257	042-110-045.00
Madison TN 37115	Memphis, TN 38187-0257	

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, **Walter T. Bumpus and wife, Linda M. Bumpus**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charles N. Rippy and wife, Kathy A. Rippy**, hereinafter called the Grantees, their 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. 10, Section One, on the plan of Haven Acres of record in Plat Book 2331, page 89, 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 Walter T. Bumpus and wife, Linda M. Bumpus by Warranty Deed from Daniel Paul Baker, Sr., Richard L. Baker and wife, Connie W. Baker of record in Book 7604, page 303, 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 108 Diane Court, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees 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 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 my hand this 25th day of April, 2003.

Walter T. Bumpus

Linda M. Bumpus

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Walter T. Bumpus** and **Linda M. Bumpus**, 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

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

My Commission expires: 07/06/05