Dav. Co. File Box 14-A
jtc file no. 16605-3

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/06/03 16:19 2pgs
Fees:13.00 Taxes:915.75
20031006-0147724

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **October, 2003** by and between **Cyril D. Merkling, widowed** , herein after referred to as GRANTOR, and **AMANDA V. RIPPY AND DAREN K. RIPPY** , herein after referred to as GRANTEES.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Map of BROOK MEADE, SECTION IV, of record in Book 2133, Page 93, Register's Office for Davidson County, Tennessee; to which Plan reference is herby made for a complete and accurate description thereof.

Being the same property conveyed to Cyril D. Merkling and wife, Alice S. Merkling, by Warranty deed from John F. Drnek, dated January 9, 1986 and recorded in Book 6789, page 145, Register's Office of Davidson County, Tennessee. Alice S. Merkling having since died leaving Cyril D. Merkling as the sole survivor, tenant by the entirety.

This conveyance is subject to all matters appearing on the plan of Brook Meade, of record in Book 2133, Page 93; all easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 734 Bresslyn Drive, Nashville,TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Cyril D. Merkling
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Cyril D. Merkling, widowed** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **October, 2003.**

Notary Public

My Commission Expires: 8/22/05

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Daren Rippy and Amanda Rippy
734 Bresslyn Drive, Nashville, TN 37205

Send Tax Statements to:
Suntrust Mortgage, Inc
P. O. Box 79041
Baltimore, MD 21279-0041
map and parcel--115-04-0 041.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$247,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **October, 2003.**

Notary Public

My Commission Expires:

DEBORAH H. BERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Comm. Expires 3/25/06

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-989