This instrument prepared by:
Joseph B. Pitt, Jr.
414 Union Street, Suite 1800
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/02/04 14:05 3pgs
Fees:18.00 Taxes:795.50
20040102-0000668

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael and Karen Rippetoe	(NAME) SAME	Map 114-0
(STREET ADDRESS OR ROUTE NUMBER) 3564 Brick Church Pike	(STREET ADDRESS)	Parcel 292
(CITY) Nashville (STATE) TN. (ZIP) 37207	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Barry Zeitlin, Trustee with full power to convey or encumber the subject property without need for the consent or joinder of any beneficiary, have this day bargained and sold, and do hereby transfer and convey unto the said Michael Rippetoe and wife, Karen Rippetoe the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a certain tract or parcel of land lying in the 8th Civil District of Nashville, Davidson County, Tennessee, said tract or parcel of land being shown as a reserved lot on the plan of Hickory Place of record in Book 5190, page 634, Register's Office for Davidson County, Tennessee, and consisting of .62 more or less acre, as shown on said plan to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barry Zietlin, Trustee with full power to convey or encumber the subject property without need for the consent or joinder of any beneficiary by deed from Ralph Z. Levy, Jr., Trustee of record in Book 6470, Page 293, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described land but specifically EXCLUDED therefrom is the following described tract of land conveyed to the State of Tennessee by Warranty Deed of record in Book 7915, page 223:

Beginning at the point of intersection of the existing west margin of State Route 251 (Old Hickory Blvd.) and the south boundary of the Frank D. Williams, etux property; thence with said west margin southwardly 133 feet more or less to a point in the Belle Valley. Ltd. property north boundary; thence with said boundary north 85 degrees 49 minutes 46 seconds west 10.00 feet; thence north 04 degrees 01 minutes 03 seconds west 135.34 feet to a point in Williams south boundary; thence with said boundary south 82 degrees 10 minutes 39 second, east 10.22 feet to the point of beginning containing 1343 square feet.

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $215,000.00

Affiant Karen Rippetoe

Subscribed and sworn to before me this the 2nd day of January, 2004.

My commission expires: 1-26-05 *Notary Public*

(Affix Seal)

IVA J. PARKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

This is unimproved property, known as 601 Old Hickory Boulevard, Nashville, Tennessee

(House Number) (Street) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully

seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter on Exhibit "A".

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 2nd day of January, 2004 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Barry Zeitlin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Iva J. Parker, a Notary Public in and for said County and State, the within named bargainor, Barry Zeitlin, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee this the 2nd day of January, 2004

Notary Public:

My Commission Expires: 1-26-05

IVA J. PARKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT "A"

1. Subject to all matters shown on the Plan of record in Book 5190, page 634, Register's Office for Davidson County, Tennessee.

2. Easement for construction of slopes and drainage facility of record in Book 7915, page 223, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Public Utilities Easement of record in Book 8626, page 838, Register's Office for Davidson County, Tennessee.