This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Michael D. Rippetoe
4501 Glendale Place
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

Davidson County DEEDWARR
Recvd: 07/26/04 08:14 2pgs
Fees:13.00 Taxes:962.00



20040726-0088712

MAP **131-7**
GROUP
PARCEL **39**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William B. Martin and wife, Kris A. Martin** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Michael D. 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. 1 on the Plan of Lone Oak Heights, of record in Plat Book 1424, page 2, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William B. Martin and wife, Kris A. Martin by Quitclaim Deed from George E. Mudter, Jr., Trustee of record in Book 11253, page 715, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 4501 Glendale Place, Nashville, Tennessee 37215.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hands this the 9th day of July, 2004.

William B. Martin

Kris A. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William B. Martin and wife, Kris A. Martin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of July, 2004.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of July, 2004.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004