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

This instrument prepared by
and after recording return to:

Mark W. Kilpatrick, Attorney
213 Ward Circle, Suite 200
Brentwood, Tennessee 37027

Send Tax Bills to:

New Owner

Davidson County DEEDWARR
Recvd: 07/27/04 09:35 3pgs
Fees:18.00 Taxes:1147.00

20040727-0089450

Map: 130-9
Parcel: 6

Address of New Owner:

Michael D. Rippetoe
138 Brookfield Avenue
Nashville, Tn 37215

****

W A R R A N T Y D E E D

That **The Estate of Russell Altman** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Michael D. Rippetoe and wife, Karen K. Rippetoe**, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Being Lot No. 5 of Block "F" on the Plan of the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Russ Altman, single, by deed from Bobby J. Beene and wife, Wylna M. Beene of record in Book 5181, page 318, Register's Office for Davidson County, Tennessee.

The said Russ Altman now being deceased, property now vests in The Estate of Russell Altman. Russ Altman and Russell Altman being one and the same person.

This conveyance is subject to taxes for the year 2004, which have been prorated and assumed by the grantees herein, and to any and all restrictions and easements which may affect the property and are currently of record.

This is improved property commonly known as: 138 Brookfield Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey

the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of this, the 15th day of **July , 2004.**

The Estate of Russell Altman

Joyce Goldman

Joyce Goldman, Individually and as Executor

Michael Klein

Michael Klein, Individually and as Executor

Rachelle Klein

Rachelle Klein, Individually and as Executor

R Altman

S. R. Altman, Heir at Law

State of Florida
County of Palm Beach

Personally appeared before me, the undersigned, a Notary Public of said County and State, Joyce Goldman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Office, this 15th day of **July , 2004.**

MARLOWE SCHWEITZER
Notary Public - State of Florida
My Commission Expires Sep 30, 2007
Commission # DD 254660

Notary Public

My Commission Expires:

State of Florida
County of Palm Beach

Personally appeared before me, the undersigned, a Notary Public of said County and State, Michael Klein, 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, at Office, this 15 day of **July , 2004.**

MARLOWE SCHWEITZER
Notary Public - State of Florida
My Commission Expires Sep 30, 2007
Commission # DD 254660

Notary Public

My Commission Expires:_____

State of Florida
County of Palm Beach

R.K

Personally appeared before me, the undersigned, a Notary Public of said County and State, Rachelle Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Office, this 15th day of **July , 2004.**

MARLOWE SCHWEITZER
Notary Public - State of Florida
My Commission Expires Sep 30, 2007
Commission # DD 254660

Notary Public

My Commission Expires:

State of
County of

Personally appeared before me, the undersigned, a Notary Public of said County and State, S. R. Altman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Office, this 16th day of **July , 2004.**

Notary Public

My Commission Expires: 4-2006

MARK W. KILPATRICK
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

State of Tennessee
County of _____

The actual consideration or value for this property (whichever is greater) is $310,000.00 .

Sworn to and subscribed before me this 16th day of **July , 2004.**

WILL L. HICKERSON
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

Notary Public

Affiant

My Commission Expires: 8-14-05