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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Suzanne D. Ripski Affiant Subscribed and sworn to before me, this 26th day of May, 2005. GEORGE V. CRAWFORD II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. Notary Public My Commission Expires: 1/2007

Address New Owner As Follows: Joseph M. Ripski and Suzanne D. Ripski 7108 River Park Court Nashville, TN 37221	Send Tax Bills To: SunTrust Mortgage, Inc. 201 4th Ave N, 7th Floor Nashville, TN 37219	Map-Parcel Number: 155-03-0-B 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHY ANN LAMBERTH**, a single woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSEPH M. RIPSKI AND WIFE, SUZANNE D. RIPSKI**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Addition to River Park Estates, of record in Plat Book 6900, page 240, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Lewis M. Lamberth, Jr. and wife, Cathy Ann Lamberth, by deed from Beginnings, Inc., a Tennessee corporation, of record in Book 7370, page 638, Register's Office for Davidson County, Tennessee. The said Lewis M. Lamberth, Jr. and Cathy Ann Lamberth having since divorced, and the said Lewis M. Lamberth, Jr. quitclaimed all of his right, title and interest in and to the subject property to Cathy Ann Lamberth by Quitclaim Deed of record in Book 10293, page 888, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6900, page 240, as corrected in Book 6785, page 427, and amended in Book 6830, page 806, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for River Park Estates of record in Book 6672, page 600; and Supplemental Declaration of record in Book 7155, page 844, said Register's Office.

This is improved property known as 7108 River Park Court, Nashville, TN 37221.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of May, 2005.

Cathy Ann Lamberth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHY ANN LAMBERTH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of May, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.