Davidson County DEEDWARR
Recvd: 07/27/05 09:45 2 pgs
Fees:13.00 Taxes:406.63

20050727-0087351

# WARRANTY DEED

G-CTX-05-3723

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
APRIL 25, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Adam Ripmaster | BANCORPSOUTH BANK | |
| 3723 Elkins Avenue | (NAME) 5217 Maryland Way | |
| (ADDRESS) Nashville, Tennessee 37209 | (ADDRESS) Brentwood, TN 37027 | 92-13-469 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN HENDERSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM RIPMASTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF LOT NO. 12 OF BLOCK 23 ON THE PLAN OF CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 57, PAGES 160 AND 161 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT 12, BLOCK 23 FRONTS 53 FEET ON THE SOUTHERLY MARGIN OF ELKINS AVENUE AND EXTENDS BACK 150 FEET ON THE WESTERLY LINE AND 150 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 50.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SUSAN HENDERSON, A SINGLE PERSON BY WARRANTY DEED FROM ROBERT JASON ALLISON, UNMARRIED, RECORDED THE 13TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050613-0067137, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 3723 Elkins Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 22nd day of July, 2005.

Susan Henderson
Susan Henderson

STATE OF Tennessee
COUNTY OF Davidson

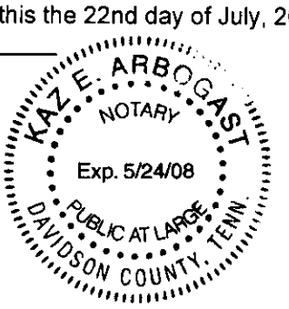
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Henderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 22nd day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903