This document prepared by:	
Name:	
Firm/Company	**Consumer Trust Title & Escrow**
Address:	**219 Ward Circle**
Address 2:	**Ste. 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 03/10/06 15:47 3 pgs
Fees:18.00 Taxes:3198.47

20060310-0028303

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL D. RIPPETOE AND WIFE, KAREN K. RIPPETOE**, hereinafter referred to as collectively "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **FRANK J. HARAF, JR. AND WIFE, EMILY HARAF** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

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 DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO MICHAEL D. RIPPETOE AND WIFE, KAREN K. RIPPETOE BY WARRANTY DEED OF THE ESTATE OF RUSSELL ALTMAN DATED JULY 15, 2004 AND RECORDED JULY 27, 2004 IN INSTRUMENT NO. 20040727-0089450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 130-9-6

This property is known as: 138 Brookfield Avenue, Nashville, TN 37215

Subject to all matters shown on the Plat of record in Book 1130, Pages 71 and 72, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 7th day of March, 2006.

Grantor
Michael D. Rippetoe

Grantor
Karen K. Rippetoe

STATE OF Tennessee
COUNTY OF Williamson

On this 7th day of March, 2006 before me personally appeared Michael D. Rippetoe and Karen K. Rippetoe to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name:

Commission Expires: My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Michael D. Rippetoe & Karen K. Rippetoe

Grantee(s) Name, Address, phone:
Frank J. Haraf, Jr. and Emily Haraf – New Owner
138 Brookfield Avenue
Nashville, TN 37215

SEND TAX STATEMENTS TO:
Countrywide Home Loans
3011 Armory Dr. Ste 120
Nashville, TN 37204

State of Tennessee
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$864,450.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7 day of March, 2006.

Affiant

(Seal)

Notary Public

My commission expires:

My Commission Expires JAN. 20, 2009