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GENERAL WARRANTY DEED

TO:	Michael D. Rippetoe and wife Karen K. Rippetoe	THIS INSTRUMENT PREPARED BY:
FROM:	James R. Jones Gladys F. Jones	Nancy Wood Stabell Frost Brown Todd LLC 424 Church Street, Suite 1600 Nashville, TN 37219

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Numbers
Michael D. Rippetoe and wife Karen K. Rippetoe 3364 Brick Church Pike Nashville, TN 37027	Same	60-0-76 60-0-67 60-0-32 60-0-33

Davidson County DEEDWARR
Recvd: 03/13/06 14:50 5 pgs
Fees:28.00 Taxes:1243.20
20060313-0028809

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $336,000.00

Affiant

Sworn to and described before me, this 10th day of March, 2006.

Notary Public

My Commission Expires

NANCY WOOD STABELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **James R. Jones,** an unmarried individual as his interest may appear, and **Gladys F. Jones,** an unmarried individual as her interest may appear (hereinafter collectively called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Michael D. Rippetoe and wife, Karen K. Rippetoe** (collectively, the "Buyer"), and Buyer's

successors and assigns all of Seller's interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple. Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons (other than claims arising out of the matters set forth in Exhibit B hereto). 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 10th day of March, 2006.

SELLER:

James R. Jones

James R. Jones,

Gladys F. Jones

Gladys F. Jones

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Jones whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing for the purposes herein contained. Witness my hand and official seal this 10 day of March, 2006.

NANCY WOOD STABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Nancy Wood Stabell

Notary Public

My Commission Expires: _____

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gladys F. Jones whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing for the purposes herein contained. Witness my hand and official seal this 10 day of March, 2006.

Notary Public

My Commission Expires:

NANCY WOOD STABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the Second District of Metropolitan Nashville and Davidson County, Tennessee, lying on the easterly right-of-way of Brick Church Pike and being particularly described according to a survey prepared by R. L. Montoya Land Surveying, Inc. dated January 13, 2006 – Job Number 06-01-02, and proceeding as follows:

Commencing at a point on the easterly right-of-way line of Brick Church Pike, as widened, a 84 foot public right-of-way at the south west corner of Metropolitan Government's Property as of record in Deed Book 10179, page 973, Register's Office for Davidson County, thence, with the Metropolitan Government's south line, South 77 degrees 45 minutes 05 seconds East 373.67 feet to an iron rod (set) at a old tree; thence, continuing with said Metropolitan Government's Property, South 10 degrees 40 minutes 31 seconds West 99.55 feet, to an iron rod (set) at a fence line; thence, South 77 degrees 49 minutes 14 seconds East 332.99 feet to an iron rod (old) in the west property line of K.D.N. Investment, L.L.C. of record as Instrument Number 20010924-0102810, Tax Map 60, Parcel 67, thence, along the west line of said tract South 10 degrees 31 minutes 10 seconds West 329.97 feet to an iron rod (new) near a fence line in the north line of Scott Clayton's property of record in Deed Book 5079, page 159, R.O.D.C., Tennessee, Tax Map 60 Parcel 31, thence, with said north line, the south line of this tract North 77 degrees 30 minutes 45 seconds West passing an iron rod (old) at 505.55 feet, 707.65 feet in all to an iron rod (set) the east right-of-way of Brick Church Pike, said point being the north east corner of Jimmy Joe Frey's Property as of record in Deed Book 4658, page 677, R.O.D.C., Tennessee; thence, with said east right-of-way North 10 degrees 40 minutes 31 seconds East 426.14 feet to the point of beginning containing 6.18 acres more or less.

Being part of the same property conveyed to Buford R. Jones and wife, Gladys F. Jones by deed from Jackie Frensley Byrne, Administratrix C.T.A. and Jackie Frensley Byrne and Judy Frensley Johnson, heirs to the estate of Mary S. Frensley of record in Book 9483, page 140, dated September 30, 1994, Register's Office for Davidson County, Tennessee, the said Buford R. Jones having since died. Also being the same property conveyed to James R. Jones and wife, Donna Jones by deed from Charles E. Binkley and wife, Rebecca S. Binkley of record in Book 8244, page 765 and 769, dated November 27, 1990 (Map 60, Parcel 33 and 76) and by deed from David L. Skipworth and wife, Kathy D. Skipworth and Maxine Skipworth, a widow of record in Book 8560, page 713, dated February 27, 1992 (Map 60, Parcel 67) and then further conveyed to James R. Jones by deeds of record in Book 10411, page 157, Book 10411, page 161 and Book 10411, page 175, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2006 and subsequent years.

   Davidson County taxes for 2006, a lien not yet due and payable

2. All matters shown on the plan of record in Book 6200, Page 127, Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement of water mains and appurtenances of record in Book 4152, Page 542, said Register's Office.

4. Easements contained in the deeds to the Metropolitan Government of Nashville and Davidson County, Tennessee of records in Book 10202, page 115, Book 10229, Page 809, and Book 229, page 815, said Registers office.

5. All matters shown on the survey by Rocky L. Montoya, Registered Land Surveyor No. 697 of R.L. Montoya Land Surveying, Inc. as Job No. 06-01-02