WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Kevin Belote** **3721 River Road** **Nashville, Tennessee37209**	SEND TAX BILLS TO: **WR Starkey Mortgage** **5055 W Park Blvd., Ste 300** **Plano, TX 75093**	MAP-PARCEL NUMBERS: **101;124.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

JEFF RIPPY

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

KEVIN J. BELOTE, unmarried

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

Lying and being in the Eighth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an 8 inch hackberry tree in L. Dugger's West line, same being the Southeast corner of the Alton Foutch, Jr., lot, thence with the Foutch line, North 73 degrees West 342 feet to a point in center of present (new) River Road, the Southwest corner of the Foutch lot, iron stake in line on margin of road, thence with the road, South 17 degrees West 152 feet to a point in center of road, the Northwest corner of the T.D. Ashworth's Southeast corner at 157.5 feet, in all 171 feet to corner fence stake, thence with a fence. South 68 degrees East 224 feet to an iron stake by a thorn tree in L. Dugger's West line, North 4 degrees West 372.5 feet to a point of beginning, contining 1.54 acres, more or less, as described from survey by S.H. Hutchison, dated August 11, 1966.

BEING the same property conveyed to Jeff Rippy by warranty deed from Mark Steven Meadows, also known as Steve Meadows, and wife, Pamela Meadows, also known as Pam Meadows, of record in Instrument No. 20020805-0093859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right-of-way of River Road.

The property being conveyed herein is investment property only and has never been used by the grantor as marital property.

This is improved property known as **6721 River Road, Nashville, Tennessee 37209**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 21st day of February, 2008.

Davidson County DEEDWARR
Recvd: 02/26/08 09:31 2 pgs
Fees:13.00 Taxes:450.48
20080226-0018606

JEFF RIPPY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JEFF RIPPY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 21st day of February, 2008.

NOTARY PUBLIC
My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $121,750.00.

AFFIANT

Sworn to and subscribed to before me this 21st day of February, 2008.

NOTARY PUBLIC

My Commission Expires: 10-19-08