Davidson County DEEDWARR
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Fees:13.00 Taxes:1047.10

20080623-0064132

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $283,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JUNE, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02682 RIPPLE CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Sara Waller Rippel and John Wallace Rippel	~~same~~ Franklin American Mtg	172-5B-160.00CO
5912 Westheimer Drive	501 Corporate Centre Dr	
Brentwood, TN 37027	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN S. SMITH, AND WIFE, AUDREY B. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SARA WALLER RIPPEL, AND HUSBAND, JOHN WALLACE RIPPEL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5912 Westheimer Drive, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 19th day of June, 2008.

Brian S. Smith

Audrey B. Smith by Brian S. Smith, attorney-in-fact

Audrey B. Smith by Brian S. Smith, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 19th day of June, 2008, before me personally appeared Brian S Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Audrey B Smith and acknowledged that he executed the same as the free act and deed of said Audrey B Smith.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 46, STERLING OAKS, PHASE III, as shown on plat of record in Instrument No. 20001122-0115320, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian S. Smith and Audrey B. Smith, husband and wife by Warranty Deed from Gerald Smith, recorded on the 20th day of June, 2001 in Instrument No. 20010620-0065208, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Audrey B. Smith pursuant to a power of attorney executed by the same on the 05/21/2008, and being filed for in Instrument # 20080623 0064131, Register's Office for Davidson County, Tennessee.

Brian S. Smith and Brian Stanley Smith being one and the same person
Audrey B Smith and Audrey Bell Smith being one and the same person.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 19th day of June, 2008.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 18, 2008