Davidson County DEEDWARR
Recvd: 10/01/08 10:25 2 pg
Fees:13.00 Taxes:610.13

20081001-0099494

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2008

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE Davidson COUNTY Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cory Trent Ripmaster	Franklin American Mortgage Co.	Parcel ID:
3301 Cain Harbor Dr.	501 Corporate Centre Dr.; Ste 400	062020A30600CO
Nashville, TN 37214	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael Ferrell and wife, Carmon Ferrell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Cory Trent Ripmaster and wife, Kristy Ripmaster

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 271, on the Plan of River Trace Estates, Phase 2, Section 6, of record in Instrument 200106050058138, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Ferrell, an unmarried person, by deed from Capitol Homes, Inc. of record in Instrument 20020501-0053654, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6851, Page 370; Book 6982, Page 747; Instrument 20011126-0128569; and Book 6851, Page 390, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200106050058138, said Register's Office; (3) Slope Easement of record in Book 7296, Page 484, Register's Office for said County; (4) TVA Transmission Line Easement of record in Book 1163, Page 341, Register's Office for said County; (5) Flowage Easement of record in Book 2022, Page 83, Register's Office for said County; (6) Easement of record in Book 3959, Page 595, Register's Office for said County; (7) Grant and Agreement of record in Book 7030, Page 798, Register's Office for said County.

The said Carmon Ferrell joins in this conveyance to convey any and all marital interest she may have in said property.

The signature of Michael Ferrell is signed by his duly appointed Attorney-in-Fact, Carmon Ferrell, pursuant to the Power of Attorney of record in Instrument 20081001-0099493, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3301 Cain Harbor Dr., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Michael Ferrell
Witness my hand this 29th day of September, 2008.

By: Carmon Ferrell, Attorney-in-Fact
Michael Ferrell
By: Carmon Ferrell, Attorney-in-Fact

Carmon Ferrell

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Carmon Ferrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Michael Ferrell as his Attorney in Fact as the free act and deed of the within named Michael Ferrell.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2008.

My Commission Expires: 3/7/11

Notary Public

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 Carmon Ferrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.