Davidson County DEEDQC
Recvd: 11/12/08 15:11 4 pgs
Fees:22.00 Taxes:0.00
20081112-0112103

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{	}
{Karen R. Rippy	{ New Owner	} **Parcel I**
{105 Gilman Avenue	{	} Map 129-B-103
{Nashville, TN 37205	{	} Parcel 130.00
{	{	} **Parcel II**
{	{	} Map 78
{	{	} Parcel 61
{	{	} **Parcel III**
{	{	} Map 78
{	{	} Parcel 62
{	{	} **Parcel IV**
{	{	} Map 78
{	{	} Parcel 68
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding }
{Pike, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished }
{by the parties hereto without the benefit of a title examination }

QUITCLAIM DEED

Know all persons by these presents, Jeffery L Rippy a/k/a Jeff L. Rippy (hereinafter referred to as the "Grantor") does hereby quitclaim, bargain, and convey unto Karen R. Rippy (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described parcels of real estate located in Davidson County, Tennessee.

Parcel I

Being part of Lot No. 30 of Block "G" on the second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Page 71 and 72, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Gilman Avenue at the corner of Lots Nos. 29 and 30; thence with the line between said two lots southwardly 199.87 feet to the northerly line of Lot No. 2; thence with the northerly line of Lots Nos. 2 and 1, westwardly 109.43 feet to a point 5.5 feet east of the corner of Lots 30 and 31; thence northwardly 197.8 feet to the southerly margin of Gilman Avenue, at the corner of Lots Nos. 30 and 31; thence with said Avenue eastwardly 99.86 feet to the beginning.

Being the same property conveyed to Jeffrey L. Rippy et ux by Warranty Deed from Gus E. Johnson, et al of record in Book 6311, Page 592 Register's Office for

Davidson County, Tennessee.

This is improved real property commonly known as 105 Gilman Avenue, Nashville, Tennessee 37205.

Parcel II

Land in the Eighth Civil District of Davidson County, Tennessee, being a 4.92 acre tract according to a survey dated July 7, 1971 by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a steel post in the easterly margin of River Road being the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 24 deg. 6' West 219.0 feet in the easterly margin of River Road to a steel post; thence North 62 deg. 21' East 196 feet to a steel post; thence South 83 deg. 98feet to a steel post; thence south 83 deg. 36' East 30 feet; more or less, to the Cumberland River; thence South 18 deg. 45' East 232 feet with the meanders of the Cumberland River to a point; said point being the northeast corner of the property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 83 deg. 15' West 22 feet, more or less, to a point; thence North 83 deg. 15' West 773 feet in DeMoss' northerly line to a steel post; thence South 68 deg. 20' West 203 feet in DeMoss' northerly line to the point of beginning.

Being the same real property conveyed to Jeff L. Rippy by Warranty Deed from Shirley R. Van Hooser, of record in Book 9830, Page 56 Register's Office for Davidson County, Tennessee.

This is improved real property located on River Road in Nashville, Tennessee.

Parcel III

Land in the Eight Civil District of Davidson County, Tennessee, being a 5.10 acre tract according to a survey dated July 7, 1971, by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 219 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 29 deg. 56' West 233 feet in the easterly margin of River Road to a steel post; thence North 57 deg. 45' East 214 feet to a steel post; thence South 82 deg. 19' East 886 ft to a steel post; thence South 82 deg. 19' East 58 feet, more or less, to the Cumberland River; thence South 1 deg. 20' East 190 feet with the meanders of the

Cumberland River to a pint; thence North 83 deg. 36' West 30 feet, more or less, to a steel post; thence North 83 deg 36' West 798 feet to a steel post; thence South 62 deg. 21' West 196 feet to the point of beginning.
Being the same real property conveyed to Jeff L. Rippy by Warranty Deed from Shirley R. Van Hooser, of record in Book 9830, Page 56 Register's Office for Davidson County, Tennessee.

This is improved real property located on River Road in Nashville, Tennessee.

Parcel IV

Land in the Eighth Civil District of Davidson County, Tennessee, being a 5.82 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Register's Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 452 feet as measure along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; then North 39 deg. 39' West 219 feet in the easterly margin of River Road to a steel post; thence North 51 deg. 14' East 272 feet to a steel post; thence South 82 deg. 3' East 975 feet to a steel post; thence South 82 deg. 3' East 48 feet, more or less, to the Cumberland River; thence South 6 deg. 30' East 211 feet with the meanders of the Cumberland river to a point; thence North 82 deg. 19' West 886 feet to a steel post; thence South 57 deg. 45' West 214 feet to the point of beginning.

Being the same real property conveyed to Jeff L. Rippy by Warranty Deed from Shirley R. Van Hooser, of record in Book 9830, Page 56 Register's Office for Davidson County, Tennessee.

This is improved real property located on River Road in Nashville, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 12th day of November, 2008.
(
(
(My Commission Expires: My Commission Expires 01/09/2012
(

Affiant

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 12th day of November, 2008.

Jeffery L. Rippy a/k/a
Jeff Rippy

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 12th day of November, in the year 2008, before me Ryan Hunter Alsup personally appeared Jeffery L. Rippy a/k/a Jeff Rippy, personally known to me (or proved to me on the basis of satisfactory evident) to be the person whose name are subscribed to this instrument, and acknowledged that he executed it.

Notary Public

My Commission Expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY