Prepared by & Return TO:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

Name and Address New Owner:
Michael D. Rippetoe and
wife, Karen E. Rippetoe
2949 Brick Church Pike
Nashville, TN 37207

Send Tax Bills to:
Same as New Owner

Tax Identification Numbers:
104060055.00

BILL GARRETT, Davidson County
Trans:T20090024137 DEEDWARR
Recvd: 04/13/09 13:27 3 pgs
Fees:18.00 Taxes:1424.50
20090413-0033081

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and no/100---------Dollars ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSE L. SHARP, III, by and through his Attorney-in-Fact, Linda H. Smith,** as Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **MICHAEL D. RIPPETOE AND WIFE, KAREN E. RIPPETOE,** hereinafter called the Grantees, their successors and assigns, that certain land located in **Davidson** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, hereditaments, estate, title and interest thereto belonging or in anywise appertaining, to the said Grantee, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

THIS CONVEYANCE IS MADE subject to property taxes for the year 2009 and subsequent years further subject to notes, easements, building setback lines, etc. if any, as may be set forth on the Map of Bransford Realty Co's Resubdivision of Lots 22 to 30, inclusive, in Richland Annex as of record in Book 332, Page 156, Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 my hand this this 8th day of April, 2009.

Jesse L. Sharp, III

By: Linda H. Smith, his Attorney-in-Fact

State of Georgia
County of Walton

On this the 8th day of April, 2009, before me personally appeared **Linda H. Smith** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jesse L. Sharp, III and acknowledged that she executed the same as the free act and deed of the said Jesse L. Sharp, III.

Witness my hand and official seal at office at Loganville, Georgia, this the 8th day of April, 2009.

NICOLA KIPP NOTARY PUBLIC NEWTON COUNTY, GA. MY COMM. EXP. JUNE 11, 2011

My commission expires: June 11th 2011

Notary Public

State of Tennessee
County of Davidson

The actual consideration for this transfer or value, whichever is greater, for this transfer is $385,000.00

Affiant (Purchaser)

Sworn to and subscribed before me this the 10th day of April, 2009.

JEANNE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires 3/30/10

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Being Lot No. 30 on the Map of Bransford Realty Co's resubdivision of lots 22 to 30 inclusive in Richland Annex as of record in Book 332, Page 156 of the Register's Office for Davidson County, Tennessee.

Said lot number 30 fronts 50 feet on the west side of Fairfax Avenue and extends back westwardly between parallel lines 179 feet, more or less on its northern margin and 171.5 feet, more or less, on its southern margin to an alley in the rear, showing 56.5 feet on said alley.

Being the same property conveyed to Jesse Lee Sharp, Jr., and wife, Margaret Garrett Sharp by Warranty Deed from Magdalene O'Connell Garrett, a widow on October 19, 1960 of record in Book 3157, Page 183, Register's Office for Davidson County, Tennessee. The said Jesse Lee Sharp, Jr., and Margaret Garrett Sharp were married at the time of his death on February 20, 2005 The property then vested in Margaret Garrett Sharp as surviving tenant by the entirety. Margaret Garrett Sharp died intestate on December 25, 2007 at which time said property vested in her son and only heir-at-law, Jesse Lee Sharp, III.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE STATE OF TENNESSEE FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED FROM JESSE LEE SHARP, JR. AND WIFE, MARGARET GARRETT SHARP OF RECORD IN BOOK 4740, PAGE 785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO-WIT:

Land in Davidson County, Tennessee, being a part of Lot 30 of Bransford Realty Company's Richland Annex Subdivision as of record in Book 332, Page 156, said Register's Office:

Beginning at a point, said point being at the intersection of the south dedicated right-of-way line of Murphy Road and the west dedicated right-of-way line of Fairfax Avenue; thence with the west dedicated right-of-way line of Fairfax Avenue due South for 110.0 feet to a point; thence S 86 deg., 24 min. West for 148.5 feet to a point of beginning in the proposed right of way line of Interstate Route I-440; thence continuing S 86 deg. 24 min. West for 28.5 feet to a point in the east line of an alley; thence with the east line of an alley along a curve to the right with a radius of 1844.86 feet for 56.5 feet to a point in the proposed right of way line of Interstate Route I-440; thence with the proposed right of way line of Interstate Route I-440; S 32 deg. 55 min East for 63.0 feet back to the point of beginning, containing 805 square feet, more or less.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 103 Murphy Ct,Nashville, TN 37203