Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 15TH day of April, 2009.

Notary Public
My commission expires: 5/22/2010

05-0903-64563

Address of New Owner:	Send Tax Bills to:	Tax Information
Willie Taylor 3569 Brick Church Pike Nashville TN	MICHAEL & KAREN RIPPETOE 2949 BRICK CHURCH PIKE NASHVILLE TN 37207	41-00-0-176

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael D. Rippetoe and wife, Karen E. Rippetoe, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Willie Taylor and wife, Rebecca Taylor, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 3rd Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 9, 1998 and known as Job No. 970248 and being more particularly described as follows:

Beginning at an iron pin set on the easterly margin of Brick Church Pike, 30' East of the center line said point of beginning being the southwest corner of the herein described tract, and also being the northwest corner of the Metropolitan Government Power Board property of record in Book 3924, Page 95, Register's Office for Davidson County, Tennessee; thence, leaving the Power Board property and with the easterly margin of Brick Church Pike; N 05 degrees 37 minutes 29 seconds E 156.91' to an iron pin; thence, leaving the margin of Brick Church Pike S 87 degrees 04 minutes 53 seconds E 1006.53' to an iron pin; thence, S 01 degrees 52 minutes 08 seconds E 157.16' to an iron pin; thence, N 87 degrees 08 minutes 08 seconds W 132.84' to an iron pin; thence, S 02 degrees 26 minutes 30 seconds W 109.49' to an iron pin; thence, N 87 degrees 04 minutes 53 seconds W 539.78' to an iron pin in the easterly line of the said Metro Power Board property; thence, with the Metropolitan Government property the following two calls: N 05 degrees 32 minutes 43 seconds E 109.60' to an iron pin; thence N 87 degrees 04 minutes 53 seconds W 360.37' to the point of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Property Contains 5.01 acres more or less.

Being the same property conveyed to Michael D. Rippetoe and wife, Karen E. Rippetoe by deed from Richard H. Kelly, II, unmarried, dated August 7, 2002, recorded August 7, 2002 in Instrument No. 20020807-0095101, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3569 Brick Church Pike, Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20090025498 DEEDWARR
Recvd: 04/17/09 11:15 2 pgs
Fees:13.00 Taxes:832.50
20090417-0035040

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 10th day of April, 2009.

Mike Rippetoe
Michael D.

Karen Rippetoe
Karen E.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mike Rippetoe and Karen Rippetoe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 10th day of April, 2009.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010