THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***267,000.00.

Zachary A Keiper
Affiant

Subscribed and sworn to before me this 17 day of June, 2009.

Notary Public

My Commission Expires: 9/30/09

BILL GARRETT, Davidson County
Trans:T20090041858 DEEDWARR
Recvd: 06/23/09 12:19 2 pgs
Fees:13.00 Taxes:987.90
20090623-0058345

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Michael D. Rippetoe 4604 Wyoming Avenue Nashville, Tennessee 37209	Michael D. Rippetoe 2949 Brick Church Pike Nashville, TN 37207	MAP 103-04-0 PARCEL 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Seven Thousand and 00/100 Dollars ($***267,000.00) cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Zachary A. Keiper and wife, Susan E. McCarley Keiper (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Michael D. Rippetoe and wife, Karen K. Rippetoe, (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. 507 an the westerly 5.0 feet of Lot No. 505 of Block 26 on the Plan of Charlotte Park Company's First Addition to Nashville as of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 507 and part of Lot No. 505 front together 55.0 feet on the northerly side of Wyoming Avenue, formerly 6th Avenue, and run back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Zachary A. Keiper and wife, Susan E. McCarley Keiper, by Warranty Deed dated April 28, 2004, from Ann Procter Brogdon and husband, Keith Brodgon, of record as Instrument No. 20040510-0052927 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4604 Wyoming Avenue, Nashville, Tennessee 37209.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17 day of June, 2009.

Zachary A. Keiper

Susan E. McCarley Keiper

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 Zachary A. Keiper and Susan E. McCarley Keiper, the bargainors, 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 this 17 day of June, 2009.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY