BOOK 5283 PAGE 779

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth W. Tripp, et ux	Same	51-7
(NAME) 415 DUE WEST AVE	(NAME)	Par 68 2d
(STREET ADDRESS OR ROUTE NUMBER) MADISON, TENN. 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) Dollars,

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

I, HELEN R. WEBB, a widow, hereinafter called the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said KENNETH W. TRIPP and wife, LAURA F. TRIPP, hereinafter called the GRANTEES,

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot No. 16 on the Plan of Oakland Acres, Section II, as of record in Book 2133, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 118 feet on the southerly side of Due West Avenue and runs back between parallel lines 360 feet to a dead line.

Being the same property conveyed to John A. Webb and wife, Helen R. Webb, by deed from John T. Hargis and wife, Elizabeth D. Hargis, of record in Book 2149, page 123, Register's Office for Davidson County, Tennessee; the said John A. Webb having since died, property now vests solely in Helen R. Webb.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,000.00

Subscribed and sworn to before me, this the 9 day of May 19 78

My commission expires: April 25 1981 (Affix Seal)

Affiant Kenneth W. Tripp

Notary Public Hubert L. Baker

This is unimproved / improved property, known as 415 West Due West Avenue, Madison, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES

their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 9 th day of May, 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Helen R Webb

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Helen R. Webb, a widow,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 9 *day of* May, *19*78.

Hubert L Baker *Notary Public*

Commission expires April 25, 1981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

MAY 10 78 CONV 46,000.00
MAY 10 78 S'TAX B* 119.60
MAY 10 78 PR'FEE B* .50
MAY 10 78 W'DEED B* 4.00 * 124.10

WARRANTY DEED

FROM

Helen R. Webb, a widow

TO

Kenneth W. Tripp, et ux

E 6 4 5 9 1

IDENTIF. REFERENCE

MAY 10 12 48 PM '78

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS