# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 168-137 | Mr/Mrs Steven W. Lankford<br>Route 1 Hester Beasley Rd.<br>Kingston Springs, TN. 37082 | New Owner BOOK 5502 PAGE 777 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 9D-52975 | | PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

FRANCIS E. TRIPLET, JR., and wife, LINDA F. TRIPLET

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEVEN W. LANKFORD and wife, CATHY LANKFORD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 9th Civil District of said County, described as follows:
BEGINNING in the westerly margin of Hester and Beasley Road at a point 1317.3 feet southerly from the northeast corner of the Colebrooke Tract; running thence with said margin, south 52 degrees 13 minutes west 163 feet to an iron pin; thence north 27 degrees 30 minutes west 350 feet to a gun barrel; thence north 40 degrees east 120 feet to an iron pin; thence south 37 degrees 47 minutes east 371 feet to the beginning and containing 1.17 acres more or less.

Being the same property conveyed to Francis E. Triplet, Jr., unmarried, by deed from A. A. Colebrooke and wife, Georgia Colebrooke, as of record in Book 3923, page 982, the said Francis E. Triplet having since married Linda F. Triplet.

This instrument prepared by David B. Herbert, Attorney-at-Law 23rd Flr. L & C Tower, Nashville, Tennessee 37219 upon information furnished by the parties herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12 day of September, 1979.

Francis E. Triplet, Jr.

Linda F. Triplet

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Linda F. Triplet the bargainor(s), 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 _____, Tennessee, this, the 12 day of September, 1979.

My commission expires: April 17, 1983

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Francis E. Triplet the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the 12 day of September, 1979.

My commission expires: April 17, 1983

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Sept. 19 79

MY COMMISSION EXPIRES: 7-11-82 (AFFIX SEAL) Notary Public

3315 | 09/21 15.60- | CHECK

WARRANTY DEED

FROM
FRANCIS E. TRIPLET, JR., AND WIFE

TO
STEVEN W. LANKFORD AND WIFE

F-53481

IDENTIF. REFERENCE

SEP 21 11 59 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5502 PAGE 779

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

3500.00- CO
5.10 CO TX
.50 PRFEE
6.00 WDESD
CHECK 15.60-
3375A09/21/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 53481

IDENTIF. REFERENCE

SEP 21 11 59 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 713622