BOOK 7815 PAGE 649

SEND TAX BILLS TO:

Mary F. Travis
3125 Crosswood Drive
Nashville, Tenn 37214

ADDRESS OF NEW OWNER(S):

"Same"

THIS INSTRUMENT PREPARED BY:
RODNEY V. AHLES, P.C.
ATTORNEY AT LAW
225 EAST MARKET STREET
LEBANON, TENNESSEE 37087

Field Map 03D2-58508
MAP: 96, GR: 11, PAR: 26 Js

IMPROVED: X, UNIMPROVED: ____

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mary F Travis
Affiant

Subscribed and sworn to before me this the 7th day of Dec 1989

Notary Public

My Com. Exp 626-94

D E E D

FOR AND IN CONSIDERATION of the sum of Forty-Five Thousand Dollars ($45,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, BRENDA S. TRIPP, a widow, have this day bargained and sold, and by these presents do hereby transfer and convey unto MARY F. TRAVIS and CLAUDINE JONES, as joint tenants with right of survivorship, their heirs and assigns, all of my right, title, and interest in and to the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in Davidson County, Tennessee, and being more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot NO. 549 on the Map of Cloverhill Subdivision, Section VIII, as of record in Book 2331, Page 11, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Crosswood Drive, at the corner of Lots NOS. 549 and 550; thence with the line between said lots, 175 feet to a point; thence easterly 85 feet to a point in the margin of Templewood Drive; thence with the margin of the same, northerly 155 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to a point in the margin of Crosswood Drive; thence with the margin of same, 65 feet to the beginning.

Being the same property conveyed to James R. Tripp and wife, Brenda S. Tripp, by deed from Carsey E. Sircy and wife, Gwen S. Sircy, dated June 16, 1962, and of record in Book 3401, Page 159, Register's Office for Davidson County, Tennessee. The said James R. Tripp is deceased, and the said Brenda S. Tripp owns the fee simple title to said property as the surviving tenant by the entirety.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said Grantees herein, as joint tenants with a right of survivorship, their heirs and assigns, forever, in fee simple.

I COVENANT with the said Grantees herein that I am lawfully seized and possessed of the within conveyed property; that I have a good and lawful right to make this conveyance; that the said property is free, clear, and unencumbered, except as herein shown; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 1989 shall be assumed and paid by the Grantees herein. The real property taxes for all prior years shall paid by the Grantor herein.

RESTRICTIONS: This conveyance is made subject to the restrictions of record in Book 2334, Page 307, and any and all other restrictions as may be shown of record in the Register's Office for Davidson County, Tennessee.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights of way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee.

FLOODING OF PROPERTY: The property hereinabove described is not subject to flooding as defined by the Public Acts of the General Assembly of the State of Tennessee for the year 1979, as amended.

POSSESSION: Possession with deed.

WITNESS MY HAND on this the 7th day of April, 1989.

Brenda S. Tripp
BRENDA S. TRIPP

STATE OF TENNESSEE

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COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, BRENDA S. TRIPP, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 1989.

My Commission Expires: 6-26-91

Rodney Hiles
NOTARY PUBLIC

BRENDA S. TRIPP, a widow,

TO: DEED

MARY F. TRAVIS and
CLAUDINE JONES.

RODNEY VICTOR AHLES
ATTORNEY AT LAW
225 EAST MARKET STREET
LEBANON, TENNESSEE 37087

Mail

IDENTIF REFERENCE

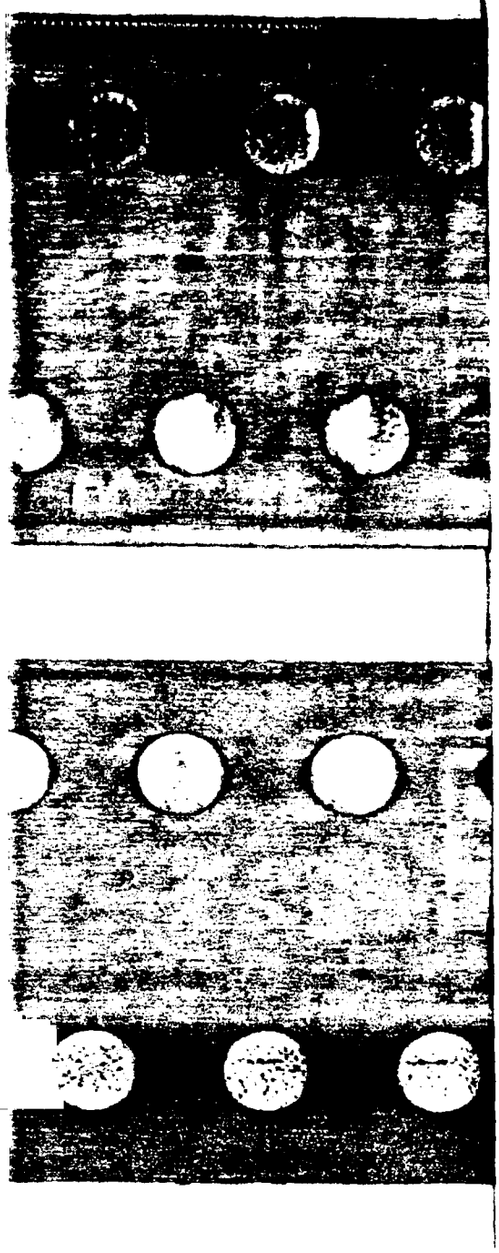
2 4 4 1 3

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

Apr 12 2 21 PM '89

5173 04/12 0101 03CHECK 161.00

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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	45000.00
CON TX	148.50
PRFEE	0.50
WDEED	12.00
TOTAL	161.00
CHECK	161.00

04/12/89 01 14:22 0001 5173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24413

IDENTIFICATION REFERENCE

Apr 12 2 21 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 199566