| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [ ] | ] | ] |
| [ Mark D. Tripp ] | DF Southeastern Mortgage of Tennessee ] | MAP and PARCEL ] |
| [ Lisa D. Laster Tripp ] | Attn: Tax Dept. ] | ] |
| [ 1818 Rosebank Avenue ] | 565 Marriott Drive, Suite 250 ] | 73-09 174.00 ] |
| [ Nashville, TN 37216 ] | Nashville, TN 37210 ] | ] |

[ This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park ]
[ 2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B) ]

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gerald V. Carroll and Becky S. Carroll, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mark D. Tripp and Lisa D. Laster Tripp, Husband and Wife, and Robert A. Laster, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**LAND in Davidson County, Tennessee, being Lot No. 67 on the Plan of Henderson Gardens, Section One, of record in Book 2900, Page 75, Register's Office for said County.**

**SAID Lot No. 67 fronts 143.98 feet on the northerly side of Rosebank Avenue and extends back 163.9 feet on the westerly line and 105.0 feet on the easterly line to a broken line in the rear measuring a total of 168.2 feet thereon.**

**BEING the same property conveyed to Gerald V. Carroll and wife, Becky S. Carroll by Warranty Deed from William Bradford Owen and Grace Evelyn Parker Owen, his wife, of record in Book 6116, Page 804, said Register's Office.**

**This is property with a common address of 1818 Rosebank Avenue, Nashville, TN 37216.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: a) Property Taxes for the current year, said taxes are being prorated and assumed by the Grantees; b) All matters on the plan of record in Book 2900, Page 75, said Register's Office; c) Restrictive Covenants of record in Book 3031, Page 604, said Register's Office.**

6204 06/30 0101 03CHECK 256.75

[ STATE OF TENNESSEE ]
[ COUNTY OF Davidson ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $67,500.00 ]
[ ]
[ Affiant ]
[ Subscribed and sworn before me this 26th day of June, 1992 ]
[ ]
[ My Commission Expires: 7-23-94 Notary Public ]

CINDY S. SMITH NOTARY PUBLIC STATE OF TENNESSEE LARGE

23728

IDENTIF. REFERENCE

JUN 30 10 09 AM '92

LEX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **26th** day of **June, 1992**.

/s/ Gerald V. Carroll
**Gerald V. Carroll**

/s/ Becky S. Carroll
**Becky S. Carroll**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named **Gerald V. Carroll and Becky S. Carroll, Husband and Wife**, with whom I am personally acquainted, or who 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 at **Nashville,**. Tennessee, this **26th** day of **June, 1992**.

/s/ Cindy S. Smith
**Notary Public**

**My Commission Expires:** 7-23-95



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8664 PAGE 103

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 6.00
TOTAL 256.75
CHECK 256.75

06/30/92 01 10:10 0001 6204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23728

IDENTIF. TREFERENCE

JUN 30 10 09 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 545898