THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 9752 PG 507

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Rubie T. Hendricks 3904 Lunn Drive Nashville, TN 37218	Same as New Owner	Map 58-11 Parcel 44 Field Book 13DA 56548

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BETTY KATHRYNE TRIPLETT, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RUBIE T. HENDRICKS, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section 1, Royal Hills, of record in Book 4675, page 73, Register's Office for said County.

SAID Lot No. 55 fronts 75.0 feet on the southeasterly margin of Lunn Drive and extends back 122.05 feet on the northerly line and 237.42 feet on the southwesterly line to a broken line in the rear measuring 167.99 feet thereon.

BEING the same property conveyed to Betty Kathryne Triplett, unmarried, by deed from Commerce Union Bank, of record in Book 5351, page 539, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3904 Lunn Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to restrictive covenants of record in Book 4813, page 77, said Register's Office. Amended in Book 4895 page 102, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 4675, page 73, said Register's Office

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 1st day of August, 1995.

"GRANTOR"
Betty Kathryne Triplett
BETTY KATHRYNE TRIPLETT

"GRANTEE"
Rubie T. Hendricks
RUBIE T. HENDRICKS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY KATHRYNE TRIPLETT and RUBIE T. HENDRICKS, 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, at office, this the 1st day of August, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Rubie T. Hendricks
Affiant

Sworn to and subscribed before me, this the 1st day of August, 1995.

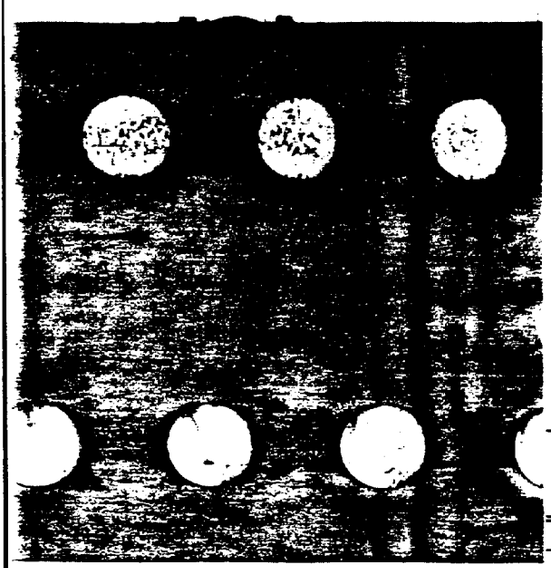
Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

00086096
IDENTIF. ✦ REFERENCE

95 AUG -4 AM 9:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3770 08/04 0101 OSCHECK
212.



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

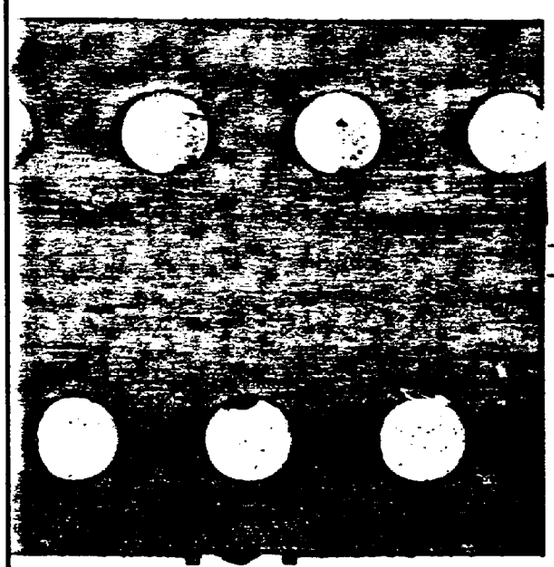
RECEIVED OF _____

FOR _____

BOOK 9752 PG 509

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/04/95 01 09:19 0001 8770

0086096
IDENTIF. ↑ REFERENCE

95 AUG -4 AM 9:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937796