BOOK 9767PG921

t
MAP 072-03-0

GROUP

PARCEL 016.00

IMPROVED x UNIMPROVED

SEND TAX BILLS TO:

Mr. & Mrs. A. B. Cripps

1321 Stratford Ave.

Nashville, TN 37216

THIS INSTRUMENT PREPARED FROM INFORMATION FROM OTHERS BY:

WILLIAM E. FARMER
ATTORNEY AT LAW
104 W. MAIN ST., P.O. BOX 233
LEBANON, TENNESSEE 37087

ADDRESS NEW OWNER(S):

Same

95 AUG 21 AM 10:33
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

NOT EXM.

IDENTIF. & REFERENCE

00091375

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty-Five Thousand and no/100 ($45,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged, I, **William Floyd Tribble, Individually and as Executor for the Estate of Clara Maye Floyd,** have this day bargained and sold and by these presents, do hereby transfer and convey unto **A. B. Cripps and wife, Lilly M. Cripps,** their heirs and assigns, the following described tract(s) or parcel(s) of land situated and lying in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 256 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County. Said part of said lot fronts 50 feet on the northerly side of Stratford Avenue and runs back between lines, 256.7 feet on the westerly line, and 244.7 feet on the easterly line, to a dead line, on which it measures 52.7 feet. This is improved property known as 1319 Stratford Ave., Nashville TN 37216.

DEED REFERENCE: Being the same property conveyed to R. L. Floyd and wife, Rena Floyd and daughter, Clara Maye Floyd by deed dated October 1, 1955 from John E. Gaither and wife, Madeline M. Gaither as shown of record in Book 2452, Page 421, Register's Office for Davidson County, Tennessee. The said R. L. Floyd having died intestate in Davidson County, Tennessee on January 17, 1962 and the said Rena Floyd having died intestate in Davidson County, Tennessee on February 9, 1972. Clara Maye Floyd was the sole heir-at-law of R. L. Floyd and Rena Floyd. Also being the same property conveyed to William Floyd Tribble pursuant to the Last Will and Testament of Clara Maye Floyd. For Affidavit and Will see Book 9738, Page 14, Register's Office for Davidson County, Tennessee.

(The legal description contained herein is the same as that contained in the prior deed of record)

TO HAVE AND TO HOLD said tract(s) or parcel(s) of land together with any and all appurtenances, improvements, estate,

title and interest thereunto belonging unto the said **A. B. Cripps and wife, Lilly M. Cripps**, their heirs and assigns, in fee simple, forever.

WE COVENANT that we are lawfully seized and possessed of said property; that we have a good and lawful right to transfer and convey the same; that the same is free, clear and unencumbered, and that we shall forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to an agreement for dedication of an easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee as shown of record in Book 4275, Page 381, Register's Office for Davidson County, Tennessee. The property is further subject to the rules and regulations of the Metropolitan and Davidson County Health Department, Planning Commission and Board of Zoning Appeals.

The parties incorporate herein by reference thereto the terms and provisions of the Contract for Sale dated July 21, 1995, however said terms and conditions shall not run with the land.

POSSESSION shall be given on August 16, 1995, although Grantee(s) acknowledge having access to the subject premises since prior to July 21, 1995 for repairs. The property taxes for 1995 shall be prorated as of date of closing and the Grantor(s) shall pay all back taxes, if any.

Title to the aforedescribed real property is vested in William Floyd Tribble. Carolyn M. Tribble, wife of William Floyd Tribble, for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey and confirm unto the Grantee(s), their heirs and assigns, all right, claims and interests of every kind, character, and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including but not limited to homestead as provided by the laws of the State of Tennessee, but the said Carolyn M. Tribble, does not join in the covenants and warranties of this indenture.

IN WITNESS WHEREOF, we have hereunto set our hand(s) on this the 16th day of August, 1995.

William Floyd Tribble
WILLIAM FLOYD TRIBBLE

William Floyd Tribble, Executor
WILLIAM FLOYD TRIBBLE, EXECUTOR
FOR THE ESTATE OF CLARA MAYE FLOYD

Carolyn M. Tribble
CAROLYN M. TRIBBLE

STATE OF TENNESSEE
COUNTY OF WILSON

On this 16th day of August, 1995, before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared the within named Bargainors, **William Floyd Tribble and wife, Carolyn M. Tribble and William Floyd Tribble, Executor for the Estate of Clara Maye Floyd**, to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution of the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and official seal at Lebanon, Tennessee.

Barbara Mincey
NOTARY PUBLIC

Commission Expires: 4-28-97

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, 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 would command at a fair and voluntary sale.

X A B Cripps
Affiant

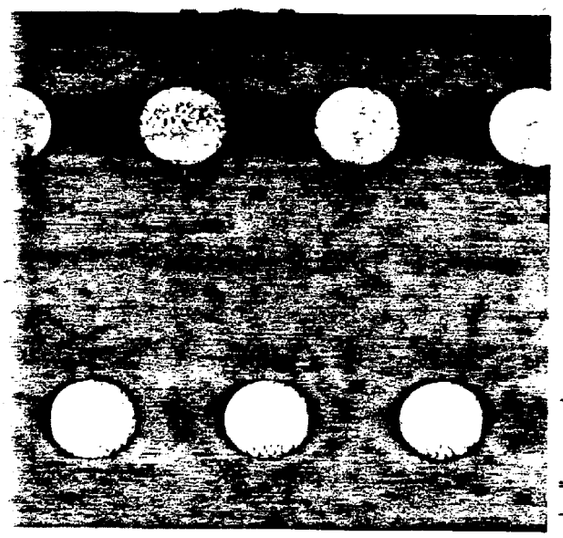
Sworn to and subscribed before me, this 16th day of August, 1995.

Barbara Mincey
NOTARY PUBLIC

Commission Expires: 4-28-97

c:\floyd\tribble.wd

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

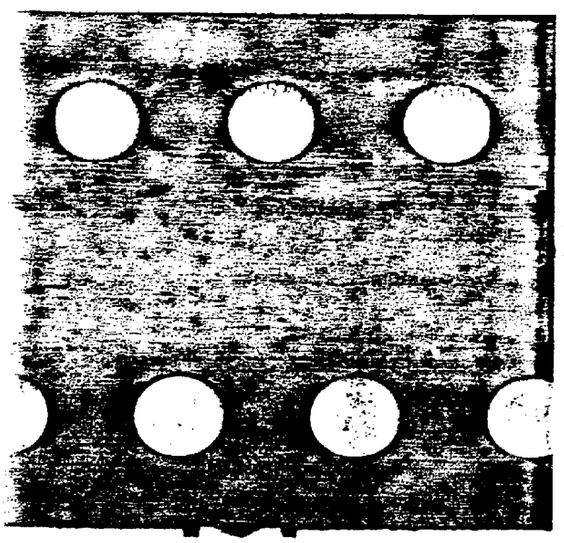
RECEIVED OF _____

FOR _____

BOOK 9767 PG 924

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50
08/21/95 01 10:37 0001 4489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091375
IDENTIF. ↑ REFERENCE

95 AUG 21 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943449