BOOK 10478 PG 704

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

Affiant

Sworn to and subscribed before me on this the 30th day of May, 1997.

NOTARY PUBLIC
My Commission Expires:

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
DANIEL W. FOLLIS and
BRENDA D. TROUTT
205 ½ 24th Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 53-8-29

8475 06/04 0101 03CHECK 157.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, I, RUBY LOUISE TROUTT, unmarried, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto DANIEL W. FOLLIS and BRENDA D. TROUTT, as joint tenants with right of survivorship, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 11 of Block No. 11 on the plan of Dabbs and Elliott's Subdivision No. 1, as of record in Book 547, page 97, Register's Office for said County.
>
> Said Lot No. 11 fronts 50 feet on the northwesterly side of 24th Street and extends back 144 feet between parallel lines to an alley in the rear, on which it measures 50 feet.
>
> Being the same property conveyed to Wesley C. Troutt and wife, Ruby Louise Troutt, by deed from H. C. Wright and wife, of record in Book 2090, page 289, Register's Office for said County. The said Wesley C. Troutt has since died.

This is improved property known as 205 ½ 24th Street, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 follows:

1) 1997 Davidson County taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 547, page 97, Register's Office for Davidson County, Tennessee.

And GRANTORS do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of May, 1997.

Ruby Louise Troutt
RUBY LOUISE TROUTT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RUBY LOUISE TROUTT, the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 30th day of May, 1997.

Charles P. Cron
NOTARY PUBLIC

CHARLES P. CRON NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: March 27, 1999

0311703
IDENTIFICATION REFERENCE

97 JUN -4 AM 9:32
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10478 PG 706

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

06/04/97 01 09:36 0001 8475

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0311703
IDENTIF. ↑ REFERENCE

97 JUN -4 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158401