WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 2000.

Notary Public

MY COMMISSION EXPIRES: 12/18/2000 (AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney at Law, Legacy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean L. Claybrooks (NAME)	New Owner (NAME)	MAP 43-10
233 Becklea Drive (ADDRESS)	(ADDRESS)	PARCEL 83
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James D. Triplett and wife, Denise L. Triplett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean L. Claybrooks, married

HEREINAFTER CALLED THE GRANTEES, THEIR 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 242, on the Plan of Madison Park, Section 8, of record in Book 4300, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot 242 fronts 64.6 on the southerly margin of Becklea Drive and extends back 147.9 ft. on the easterly line and 150.4 ft. on the westerly line to a dead lin in the rear measuring 64.64 ft. thereon.

Being the same property conveyed to James D. Triplett and wife, Denise L. Triplett by deed from Juanita L. Dixon and husband, John E. Dixon, of record in Book 6081, Page 795, Register's Office for Davidson County, Tennessee.

Instr:200007270074034 Page: 1 OF 2
REC'D FOR REC 07/27/2000 8:11:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $391.83

unimproved ( )
This is improved (X) property, known as 233 Becklea Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 19th day of July, 2000

James D. Triplett

Denise L. Triplett

STATE OF INDIANA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Triplett and wife, Denise L. Triplett

the bargainor S, 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 and official seal at JEFFERSONVILLE, IN, this 19th day of July, 2000.

Commission expires ~~My commission expires Dec. 12, 2001~~

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires My commission expires Dec. 12, 2001

Notary Public

C.D. CROOK NOTARY PUBLIC STATE OF INDIANA