WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Barry Dawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2002

Juanita Brewer
Notary Public

MY COMMISSION EXPIRES: ~~October 14, 2005~~ 3-19-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas J. Haynes, Attorney, 117 North Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Dawson (NAME)	SAME (NAME)	MAP 181
14176 Old Hickory Blvd. (ADDRESS)	(ADDRESS)	GROUP
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 165

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, Edwin A. Tripp and wife, Ruth L. Tripp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry Dawson and wife, Lori A. Dawson, as tenants by the entirety

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:

That certain tract or parcel of land, lying and being situated in the Fifth (5th) Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Described according to a survey by John B. Rainey, Surveyor #823, dated July 21, 1978, and known as Job No. 78-222 as follows:

Beginning at an iron pin on the northerly margin of Old Hickory Blvd., said iron pin being 2520.97 feet as measured southeastwardly along the nrotherly margin of said road from the southwest corner of the E.M. Baker property of record in Deed Book 596, page 576, Register's Office for Davidson County, Tennessee; thence leaving the margin of the aforesaid Old Hickory Blvd. N 3 deg. 08' 51" E 1092.31 feet to an iron pin, said iron pin being in the line of the Ruth P. Stevens' property of record in Deed Book 1555, page 8, Register's Office for Davidson County, Tennessee, and also being in a fence line; thence with Stevens' line and a fence S 84 deg. 10' 53" E 199.50 feet to an iron pin, said iron pin being the northeast corner of this tract; thence leaving Stevens' line and fence S 3 deg. 07' 42" W 1094.91 feet to an iron pin, said iron pin being on the northerly margin of aforesaid Old Hickory Blvd.; thence with the margin of Old Hickory Blvd. N 83 deg. 26' 26" W 200.00 feet to the point of beginning, containing 5.01 acres, more or less.

CONTINUED

This is unimproved (X) improved ( ) property, known as 5.01 Acres on Old Hickory Blvd., Antioch, TN
(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 14th day of May, 2002

Edwin A. Tripp

Edwin A. Tripp

Ruth L. Tripp

Ruth L. Tripp

Davidson County DEEDWARR
Recvd: 05/23/02 10:08 3pgs
Fees:18.00 Taxes:199.80

20020523-0062809

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin A. Tripp and wife, Ruth L. Tripp

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 Murfreesboro, Tennessee, this 14th day of May, 2002.

Commission expires ~~October 14, 2005~~ 3-19-2006

Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD CO.

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 _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

BEING that same property conveyed to Edwin A. Tripp and wife, Ruth L. Tripp by deed of record in Book 5392, Page 793 of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants appearing of record in Book 5392,page 793; and any and all other matters affecting said property and appearing of record in the Register's Office for Davidson County, Tennessee.