WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 139,400.00 .

Deborah J Tripp
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 16 day of AUGUST, 2004.

NOTARY PUBLIC
My Commission Expires: 3-22-08 My Commission Expires MAR. 22, 2008

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/18/04 13:07 2pgs
Fees:13.00 Taxes:515.78
20040818-0099881

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney,306 Gay St. #200, Nashville, TN 37201,(615)256-5003, file#0408-6

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Marvin Scott Tripp & Deborah Jeanne Young Tripp 1405 Overton St. Old Hickory, TN. 37138	New Owner	053-03 / 266.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Deborah Jeanne Young Tripp and spouse, Marvin Scott Tripp, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ELIZABETH A. DULEY**, un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

MARVIN SCOTT TRIPP, and wife, **DEBORAH TRIPP**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Section B, Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to C.T. Duley and wife, Elizabeth A. Duley by Warranty Deed from William W. Langley and wife, Linda W. Langley of record in Book 7890, page 457, Register's Office for Davidson County, Tennessee. The said C.T. Duley having since died, leaving Elizabeth A. Duley as the surviving tenant by the entirety.

The above description is the same as in the previous deed of record.

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. I 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. I do further covenant and bind myself, my 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..

The herein described property is subject to the following:
2004 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Book 1424, page 67, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

This is improved property known as: 1405 Overton St., Old Hickory, TN. 37138.

Witness my hand this 16th day of AUGUST, 2004.

Elizabeth A. Duley
Elizabeth A. Duley

0408-6

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Elizabeth A. Duley the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 16th day of AUGUST, 2004.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-08

My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: Elizabeth A. Duley
a Widow

To: Marvin Scott Tripp, & wife,
Deborah Jeanne Young Tripp

Property:

1405 Overton St.
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
LJEllisAtty.com
(615) 256-5003