Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Subscribed and sworn to before me, this 29th day of October, 2004.

Notary Public
My commission expires: 5/24/08

07-0410-81606

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Danica E. Wozniak	1st Trust Bank For Savings	135-12-0-A-032.00C0
2067 Nashboro Blvd.	P.O. Box 17257	
Nashville TN 37217	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gene Triplett, Administrator of the Estate of Joyce A. Triplett**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Danica E. Wozniak and Lynne M. Mills, tenants in common with right of survivorship**, hereinafter called the Grantees, their successors 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 Unit 2067, on the Plan of Nashboro Village Twelve (12) Condominiums, and Garage Unit No. G2067 of said Condominiums as shown on Master Plat Plan of record in Book 4675, Page 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joyce A. Triplett, unmarried, by deed from Noel Sigmund and Sandra K. Sigmund, husband and wife, dated 1/7/93, of record in Book 8842, Page 754, Register's Office for Davidson County, Tennessee. Joyce A. Triplett is now deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2067 Nashboro Blvd., Nashville, TN 37217

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is 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. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/12/04 10:29 2pgs
Fees:13.00 Taxes:388.50
20041112-0136154

WITNESS my hand this 29th day of October, 2004.

Estate of Joyce A. Triplett

By: Gene Triplett
Gene Triplett, Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gene Triplett, Administrator of the Estate of Joyce A. Triplett with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29th day of October, 2004.

Catherine R. Vass
State of Tennessee at Large

My Commission expires: 5/24/08

