Box 13
# 9540

Davidson County DEEDWARR
Recvd: 04/11/05 14:37 2 pgs
Fees:13.00 Taxes:432.90
20050411-0039877

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**4721 Andrew Jackson Pkwy**
**Hermitage, TN 37076**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $117,000.00**

Heidi Jo Clayton
**Affiant**

**Subscribed and sworn to before me, this 4th day of April, 2005.**

**Notary Public**
**My commission expires:** 5/5/2006

**15-0502-150175**

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Doyel Cockrill<br>241 Bonnacroft Drive<br>Hermitage TN 37076 | AMERIFund Financial Inc.<br>d/b/a ALL FUND mortgage<br>8833 Pacific Ave Suite G<br>Tacoma, WA. 98444 | 75-09-0<br>135 |

## 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, **Susan E. Trippet, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Tameka B. Cockrill and husband Doyel Cockrill, Jr.,** 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 Lot No. 150 on the Plan of Hermitage Hills Subdivision, of record in Plat Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Susan E. Trippet, unmarried by deed from Billie R. Brown and wife, Lella Jean Brown, dated 04-12-99, of record in Book 11429, Page 562, Register's Office for Davidson County, Tennessee.

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 241 Bonnacroft Drive, Hermitage, TN 37076

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do 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.

WITNESS my hand this 4 day of April, 2005.

Susan E. Trippet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan E. Trippet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 4 day of April, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

