Davidson County DEEDWARR
Recvd: 06/01/05 14:20 3 pgs
Fees:18.00 Taxes:843.60

20050601-0061806

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 228,000.00

Mary Douglas Tripp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF May 2005

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05

LAURI A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Tripp (NAME)	(NAME)	MAP 135
2220 Smith Springs Rd. (ADDRESS)	same (ADDRESS)	PARCEL 165
Nashville, TN 37217 (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, Autry F. Gibbs and wife, Shirley Gibbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Tripp and wife, Mary Douglas Tripp

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:

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

Beginning at a point in the margin of Smith Springs Road, being the South East corner of Ross Anderson's property at an iron pin; thence in a northerly direction with the East margin of Anderson's property 249 feet to an iron pin; thence in a westerly direction and with the North line of said Anderson's property 184 feet to the Myrick property; thence in a northerly direction with the East line of Myrick's property 45 feet to the North boundary of the Gardner property; thence in a easterly direction with property line 234 feet to a stake; thence in a southerly direction 582 feet to the corner of the Bryant property; thence continuing South with the westerly line of Bryant's property 214 feet to the north margin of Smith Springs Road; thence westerly with margin of said road 96 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXLCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from R. W. Anderson of record in Book 8332, page 16, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2220 Smith Springs Road, Nashville, TN 37217
(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 20th day of May, 2005

Autry F. Gibbs

Shirley Gibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Autry F. Gibbs and wife, Shirley Gibbs

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 Nashville, Tennessee, this 20th day of May 2005.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Beginning at a point on the existing north right-of-way line of Smith Springs Road and on the common line of Anderson and Harry A. Green said point being 5' north of center line survey station 34.01 and proceeding as follows:

1. Northwardly with the line between Anderson and Green 23' to a point on the new north right-of-way line of Smith Springs Road; thence
2. With the new line 25' north of and parallel to the center line and a 426.05' radius curve to the left 113.5'; thence,
3. With a 650.59' radius curve to the right a distance of 132.05' to a point on the common line of Anderson and Charles E. Ensor, et ux; thence,
4. Southwardly with the common line of Anderson and Ensor a distance of 11' to a point and the existing north right-of-way line of Smith Springs Road said point being 15' north of center line survey station 36.76; thence,
5. Westwardly with the existing north right of way line of Smith Springs Road a distance of 253' to the point of beginning and containing 3080 square feet or 0.07 acres more or less.

Being the same property conveyed to Autry F. Gibbs and wife, Shirley Gibbs by deed from Autry F. Gibbs and wife, Shirley Gibbs of record in Instrument No. 20021105-0135997, Register's Office for Davidson County, TN.

Subject to temporary construction easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8332, page 16, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.