WARRANTY DEED-

Davidson County DEEDWARR
Recvd: 09/07/05 08:10 2 pgs
Fees:12.00 Taxes:0.00

20050907-0106930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$139500.00.**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30 DAY OF JUNE 2005.

NOTARY PUBLIC VASKE SUMNER COUNTY TN

NOTARY PUBLIC

MY COMMISION EXPIRES 3/4/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 Cude Lane / Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Derrick Tripp	same	
4212 Kevinwood Court		**163-1-21**
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF 139,500.00, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Michael Douglas Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Douglas Tripp

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property in Davidson County, Tennessee, known as 4212 Kevinwood Court, Antioch, Tennessee 37013, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Hickory Highland Place, Phase 2 of Record in Book 9700, page 681, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Donald Sanders by Quitclaim Deed from Nura Mandeel Sanders dated 06/19/03 and recorded 07/17/03 in Instrument # 20030717-0100310, Register's Office for Davidson County, Tennessee. Also see Warranty Deed in Instrument # 20001102-0109002, said Register's Office.

Furthermore being the same property conveyed to Derrick Tripp by Warranty Deed from Michael Douglas Sanders dated 06/30/04 and filed for record 07/19/04 in Instrument # 20040719-0085588, Register's Office for Davidson County, Tennessee.

* This deed is [illegible] of the on
in Book/Inst [illegible]
correct the [illegible]

Subject to all matters of record in the Plan of Record in Plat Book 9700, page 681, said Register's Office.

Subject to Misc. easements and intrusions of record to P.U.D. Boundary, in Book 6900, Page 561 and 562, said Register's Office.

Subject to easement of record to Sanitary Sewer Easement, in Book 7775, Page 361, and Book 7453, page 462, said Register's Office.

Subject to restrictions of record in Plat Book 10421, page 239, Book 11103, page 990, and Book 11667, page 310, said Register's Office.

Subject to a 2nd mortgage in favor of Timbuktu, Inc. in the amount of $27,900.00, dated 06/30/04 filed for record 07/19/04 in Instrument # 20040719-0085590, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **4212 Kevinwood Court Antioch, TN 37013**

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 not 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 ever 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 my hand this **11th** day of **June, 2004**

_____ **Michael Sanders**

STATE OF TENNESSEE

COUNTY OF Micheal Sanders

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Derrick Tripp,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged tha **HE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, **Tennessee.**

This **11th** day of **June, 2004.**

LISA M. VASKE NOTARY PUBLIC LARGE SUMNER COUNTY, TN

_____ Notary Public

My Commission Expires: 3/17/07