Davidson County DEEDWARR
Recvd: 10/07/05 15:42 2 pgs
Fees:13.00 Taxes:344.10

20051007-0121775

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 7.29.06

(AFFIX SEAL)

G-SM-05-3028

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April R. Anderson	Shea Mortgage, Inc.	
3028 Harlin Drive (ADDRESS)	(NAME) 155 Inverness Drive West, Suite 100 (ADDRESS)	119-13-30.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Englewood, CO 80112 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBORAH TRIPP AND HUSBAND, MARVIN SCOTT TRIPP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto APRIL R. ANDERSON, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26, ON THE PLAN OF AN ADDITION TO AND RE-SUBDIVISION OF LOTS NOS. 93, 94, 95, 96, AND 97, OF THE H.G. MCNABB SUBDIVISION OF RECORD IN BOOK 1130, PAGE 79, SAID REGISTER'S OFFICE.

SAID LOT NO. 26 FRONTS 75 FEET ON THE EASTERLY MARGIN OF HARLIN DRIVE AND EXTENDS BACK 175.4 FEET ON THE NORTHERLY LINE AND 174.1 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ALBERT HOUSTON ROBERTS AND WIFE, BETHANY B. ROBERTS TO DEBORAH J. YOUNG, UNMARRIED AS RECORDED ON THE 10TH DAY OF JULY, 2001 IN INSTRUMENT NO. 20010710-0073720 AND QUIT CLAIM DEED FROM DEBORAH J. YOUNG K/N/A DEBORAH TRIPP TO DEBORAH TRIPP, MARRIED AS RECORDED ON THE 25TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050525-0058940, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Marvin Scott Tripp joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all exsiting easements and restrictions a shown of record including those listed in Plat Book 1130, page 79 and Book 4242, page 62, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3028 Harlin Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of September, 2005.

Deborah Tripp

Marvin Scott Tripp

Marvin Scott Tripp

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Tripp and Marvin Scott Tripp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903