WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/05 11:08 2 pgs
Fees:13.00 Taxes:281.91

20051128-0142683

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,192.14

Tonya C. Sneed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Sneed	SAME AS NEW OWNER	MAP 33-8-104
(NAME) 141 Hardaway Drive	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(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, Rossie Dean Cripps

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

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:

Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Gatewood, Section II, as of record in Book 3700, Pages 144 and 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clyde E. Cripps and wife, Rossie Dean Cripps by deed from Jones Lumber Company, Incorporated of record in Book 4348, Page 826, Register's Office for Davidson County, Tennessee. The said Clyde E. Cripps and Rossie Dean Cripps having since divorced and herein described property was further vested in Rossie Dean Cripps by Final Divorce Decree of record in Book 6096, Page 653, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF record in Book 4179, Page 485, Register's Office for Davidson County, Tennessee, and further subject to the Plan of Gatewood, Section II, as of record in Book 3700, Pages 144 and 145, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

unimproved ( )
This is improved (X) property, known as 141 Hardaway Drive, Goodlettsville, TN 37072
(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 my hand this 23rd day of November, 2005

Rossie Dean Cripps
Rossie Dean Cripps

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 Rossie Dean Cripps

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 23rd day of November, 2005.

Commission expires March 25, 2006

Debra L. Gregory
Notary Public

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

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY