This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
565 Marriott Drive, Suite 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/05/05 11:33 2 pgs
Fees:13.00 Taxes:407.00
20051205-0145768

WARRANTY DEED

THIS INDENTURE made and entered into this 29rd day of November, 2005, by and between BARBARA DALTON, single, party of the first part, and RONALD TRIPP, single, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 72, Sherwood Forest, Section 3, as shown by plat and survey of record in Plat Book 4460, Page 81, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barbara Ann Dalton, single, dated April 28, 1994, recorded May 3, 1994, of record in Book 9331, Page 214, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2004 County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book , Page , all being of record in said Register's Office., and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Barbara Dalton

BARBARA DALTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared BARBARA DALTON and, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of November, 2005.

Martha A. Haegelin

NOTARY PUBLIC

MARHTA A. HAEGELIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 24,

Property Owner & Address : RONALD TRIPP &

Tax Parcel No.: 065-09-0 039.00

Property Address: 4853 Everest Drive
Old Hickory, TN 37138

MAIL TAX BILLS TO: 4853 Everest Dr.
Old Hickory TN. 37138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of November, 2005.

Martha A. Haegelin

NOTARY PUBLIC

M. A. HAEGELIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

Commission Expires NOV. 24, 200