Bk+S

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/05 11:36 2 pgs
Fees:13.00 Taxes:281.20
20051208-0147742

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12/07/05.

Notary Public

MY COMMISSION EXPIRES 4/20/08

(AFFIX SEAL) MICHAEL T. HALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Michael T. Haley, Attorney (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Dean Glascock et ux (NAME)	**SAME** (NAME)	**94-14-0**
1309 Birdsall St. (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	**10.00**
Old Hickory, TN 37138 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN 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,

Joseph Edward Tripp and wife Amy U. Tripp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. Dean Glascock and wife Gwen H. Glascock**

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:

BEING Lot No. 21 on the Map of White and Rucker's Subdivision, of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 50 feet on the northerly side of Heathcote Avenue and runs back between parallel lines 145 feet to an alley. According to deeds said lot fronts only 45 feet.

BEING Lots Nos. 23 and 25, on the Plan of White & Rucker's Subdivision of part of Lot No. 9 of the Lewis property, of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 23 and 25 front 50 feet each on the northerly side of Heathcote Avenue and run back between parallel lines 145 feet to an alley, No. 25 running back with the westerly margin of Rucker Avenue.

Being the same property conveyed to Joseph Edward Tripp and wife, Amy U. Tripp, by Warranty Deed from Lillian L. Woodall, sole heir of the Estate of John Harriman Woodall, Sr., dated September 16, 1999, recorded September 21, 1999, of record in Book 11670, page 1, in the Register's Office for Davidson County, Tennessee.

Subject to the following: easements, setback lines and restrictions of record on the above referenced plat and otherwise of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes for current year were prorated as of date of deed and paid at closing.

This is unimproved ( )
improved (X) property, known as **808 Heathcote Avenue** (House Number/Street) **Nashville** (City/Town) **TN** (State) **37210** (Postal Code)

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 **7th** day of **December**, 2005.

Joseph Edward Tripp
JOSEPH EDWARD TRIPP

Amy U. Tripp
AMY U. TRIPP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Edward Tripp and wife Amy U. Tripp,** 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 **Brentwood, TN,** this **12/07/05**.

_____Notary Public

Commission Expires: 9/20/2008

