Davidson County DEEDWARR
Recvd: 05/10/06 13:41 2 pgs
Fees:13.00 Taxes:321.90
20060510-0054945

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
JENNIFER CRIPPS 4008 Ridgemont Dr. Nashville, TN 37207	SAME	52-01-89

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, Barbara E McDaniel, Trustee of the Barbara E McDaniel Revocable Living Trust, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Jennifer Cripps, unmarried, hereinafter called the Grantee, her 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 the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described as follows:

Being Lot #31 of Block "A" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot #31 fronts 50 feet on the southerly side of Harrington Street and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Barbara E McDaniel, Trustee of the Barbara e McDaniel Revocable Living Trust from Henry C Hunley, Jr. and wife, Nancy Ella Hunley by deed dated 03/29/2003 of record in Instrument #20020408-0042748, Register's Office for Davidson County, Tennessee.

This is improved property known as: 304 Harrington Avenue, Madison, Tennessee 37115.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 28th day of APRIL, 2006.

Barbara E McDaniel, Trustee
BARBARA E MCDANIEL,
TRUSTEE OF THE BARBARA E MCDANIEL REVOCABLE LIVING TRUST

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara E. McDaniel, Trustee of the Barbara E McDaniel with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) Revocable that he/she/they executed the within instrument for the purposes contained therein. Living Trust

Witness my hand and seal, this 28TH day of APRIL, 2006.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/20/08

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Matthew S. Bard
Affiant

Subscribed and sworn to before me this 28TH day of APRIL, 2006.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/20/08