Davidson County DEEDWARR
Recvd: 09/20/06 14:19 2 pgs
Fees:13.00 Taxes:666.00

20060920-0116662

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Amanda Mynor
Affiant

Subscribed and sworn to before me this 15th day of September, 2006.

Notary Public

My Commission Expires: 8

AMY FRED HICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Joseph E. Tripp and wife,
Amy U. Tripp
3114 Knobdale Road
Nashville, TN 37214

Send Tax Bills To:
SAME

Map-Parcel Number:
084-12-0-024.00
3DZ 68575

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRACIE ALLEN MILLER,** as surviving tenant by the entireties, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSEPH E. TRIPP AND WIFE, AMY U. TRIPP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 139.95 feet on the westerly side of Knobdale Road and runs back 295.1 feet on the northerly line and 300 feet on the southerly line, to a dead line, measuring 135.7 feet thereon.

Being the same property conveyed to Thomas L. Miller and wife, Gracie Allen Miller by deed from Jesse Vaughn Carmichael and wife, Martha E. Carmichael, of record in Book 2342, page 101, Register's Office for Davidson County, Tennessee; the said Thomas L. Miller having since died.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 91, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 3111 Knobdale Road, Nashville, TN 37214.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of September, 2006.

Gracie Allen Miller

Gracie Allen Miller

STATE OF ALABAMA)
COUNTY OF Morgan)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GRACIE ALLEN MILLER**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of September, 2006.

Angela Hogan Evans

Notary Public

My Commission Expires: 7-10-2007

ANGELA HOGAN EVANS NOTARY PUBLIC ALABAMA STATE AT LARGE

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