BILL GARRETT, Davidson County
Trans:T20140021142 DEEDWARR
Recvd: 03/31/14 09:21 3 pgs
Fees:18.00 Taxes:111.00
20140331-0026039

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Ronald Madison Tripp, Executor of the Estate of Kenneth Howard Tripp,** whose status as Executor is of record in the Clerk and Master's Office of Davidson County, Tennessee, Docket No. 13-P-863, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Jerry Wayne Walker,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, June 7, 1947, as follows:

Beginning at a point in Painter's South line, said beginning point being 229 feet West along Painter's line from point in Miller's (Painter's) South boundary line, Richard Savage's Northwest corner, the beginning point of 129 acre tract inherited by Robert T. Rucker from Joseph F. Rucker; thence with Painter's West boundary line, North 5° East 66.4 feet to a point; thence North 35° 30' East 218.0 feet to a point; thence continuing with Painter's line North 30° East 170.0 feet to a point and corner of Painter's line; thence with Painter's South boundary line, North 86° 30' West 852.8 feet to a point in Santi's East boundary line and at Painter's Southwest corner; thence with Santi's East boundary line South 0° 45' West 268.8 feet to a point; thence South 66° 10' West 284 feet to a point; thence South 40° 15' West 55 feet to a point; thence leaving Santi's Southwest boundary, South 63° 35' East 512.5 feet to a point in the center of the Mt. View Road; thence with the center of said road, North 67° 45' East 293 feet to a point; thence continuing with center of said road, North 71° 30' East 210 feet to a point; thence leaving said road, North 5° East 40.9 feet to point of beginning, containing 10.86 acres, more or less.

Being the same property conveyed by Warranty Deed recorded on the 24th day of July, 1951 in Deed Book 2014, Page 547 and Probate File #13P863, in the Register's Office of Davidson County, Tennessee.

Map & Parcel: 164-00-0-005.00

Same description as prior deed.

Property Address (for approximate identification only): 5831 Mt. View Road., Anitoch, Tennessee, 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and paid by SECOND PARTY;

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 27th day of March, 2014.

Ronald Madison Tripp Executor of the Estate of Kenneth Howard Tripp

Ronald Madison Tripp, Executor of the Estate of Kenneth Howard Tripp

STATE OF TENNESSEE - COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Ronald Madison Tripp, with whom I am personally acquainted, and who acknowledge that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is the Executor of the Estate of Kenneth Howard Tripp, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 27th day of March, 2014.

My commission expires:
2/25/15

Notary Public

STATE OF TENNESSEE – MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $30,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2014.

My commission expires:
2/25/15

Notary Public

NEW PROPERTY OWNERS:

Jerry Wayne Walker
841 Pettus Rd
Eagleville, TN 37060

PERSON(S) RESPONSIBLE FOR TAXES:

SAME