THIS INSTRUMENT PREPARED BY: DAVID R. KENNEDY, ATTORNEY
SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James Melton Gibbs (NAME)	Commerce Union Bank (NAME)	4D 61056
4928 Kilimanjaro Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	MAP 65-13
Old Hickory, TN 37138 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	PARCEL 94

WARRANTY DEED

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For and in consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- DOLLARS

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Commerce Union Bank as recorded in Book 5129, Page 712, Register's Office for Davidson County, Tennessee, we, EVERETT E. NIEWOEHNER and wife, JANIE NIEWOEHNER, herein referred to as the Grantors,

JAN-92	CONV	34,330.00			
JAN-92	S'TAX		B*	89.10	
JAN-92	PR'FEE		B*	.50	
JAN-92	W'DEED		B*	4.00	* 93.68

have bargained and sold, and by these presents do transfer and convey unto the said JAMES MELTON GIBBS and wife, SUSAN FISHER GIBBS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 475 on the Plan of Sherwood Forest, Section 5, as of record in Book 4660, Page 190, Register's Office for Davidson County, Tennessee.

Said Lot No. 475 fronts 85 feet on the easterly side of Kilimanjaro Drive and extends back between parallel line 150 feet to a dead line.

Being the same property conveyed to Everett E. Niewoehner and wife, Janie Niewoehner by deed from John W. Hayhurst and wife, Sondra T. Hayhurst as shown of record in Book 5293, Page 57, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any existing easements and the restrictive covenants of record in Book 4990, Page 72, Register's Office for Davidson County, Tennessee.

Covenants between the parties, but not running with the land are as follows: 1) All back taxes to be paid by the Grantor, if any; 2) Grantee to assume escrow deposit with any shortage to be paid by Grantor and any overage to remain, at no cost to Grantee; 3) Grantor agrees to leave with the house the following items at no extra cost to Grantee: a) Drapery and drapery rods; b) Sears Kenmore stove; c) a window unit air conditioner.

This is improved (XX) unimproved ( ) property, known as 4928 Kilimanjaro Drive (House Number) (Street)
Old Hickory, Tennessee 37138 (P. O. Address) (City or Town) (Zip 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.

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 5th day of January, 19 79.

EVERETT E. NIEWOEHNER: Everett E. Niewoehner

JANIE NIEWOEHNER: Janie Niewoehner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Everett E. Niewoehner and wife, Janie Niewoehner

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 5th day of January, 19 79.

My commission expires 10-17-82 Notary Public David R. Kennedy

NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 34,330.02 This is equal to or greater than the property would bring at a fair and voluntary sale.

James Melton Gibbs

Affiant

Sworn to and subscribed before me this 5th day of January, 19 79.

My commission expires 10-17-82 Notary Public David R. Kennedy

NOTARY PUBLIC DAVIDSON CO.

This instrument was prepared by:

DAVID R. KENNEDY, ATTORNEY, SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

Name Address

WARRANTY DEED

FROM EVERETT E. NIEWOEHNER and wife, JANIE NIEWOEHNER

TO JAMES MELTON GIBBS and wife, SUSAN FISHER GIBBS

F. 0 8 7. 2. 1.

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IDENTIF. REFERENCE

JAN 9 3 12 PM '79

FELIX Z. NILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219