BOOK 7272 PAGE 426

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00254452 Bay #35

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Joseph W. Gibbs (NAME) | Dominion Bancshares Mortgage (NAME) | MAP 117-9 |
| 3700 Sycamore Lane (STREET ADDRESS OR ROUTE NUMBER) | 11350 Random Hills Road, Mai Station 5 (STREET ADDRESS) | PARCEL 122 |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Fairfax, VA 22030 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ~~TEN AND NO/100~~ ~~$10.00~~ *Dollars,*

Cash in hand paid by Joseph W. Gibbs and wife, Patricia Gayle Gibbs and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Preferred - Properties, a Partnership

*have this day bargained and sold, and do hereby transfer and convey unto the said* Joseph W. Gibbs and wife, Patricia Gayle Gibbs *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 10 on the plan of Blackberry Hollow, section III, as of record in Book 6250, page 200, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the south right-of-way line of Valley Brook Place, said monument being located South 83 deg. 51' 46" East 24.99 feet from the intersection of the South right-of-way line extended of Valley Brook Place and the East right-of-way line extended of Sycamore Lane;

Thence with the South right-of-way line of Valley Brook Place, South 83 deg. 51' 46" East 112.99 feet to an iron pin corner common with Lot 9, Section III, Blackberry Hollow;

Thence with Lot 9, South 06 deg. 08' 14" West 147.00 feet to an iron pin corner common with Lot 9 in the North line of Lot 8;

Thence with Lot 8, South 86 deg. 51' 17" West 72.29 feet to an iron pin corner common with Lot 8 in the northeast line of a cul-de-sac of Sycamore Lane;

Thence with cul-de-sac on a curve to the left having a radius of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 295,000.00

*Subscribed and sworn to before me this the* 16th *day of* June, 19 87

*My commission expires:* 3/11/90 *(Affix Seal)*

*Affiant* Joseph W Gibbs

*Notary Public* Patricia A Martin

*This is* unimproved ( ) *improved* ( ) *property, known as* 3700 SYCAMORE LANE, Nashville, Tn 37215 *(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 16th *day of* June, 19 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Preferred - Properties, A Partnership

BY: R. B. Investments, A Partnership

Robert B. Sneed, Jr.

BY: Robert B. Sneed, Jr., Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* _____, *a Notary Public in and for said County and State* _____

*the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

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

_____ *Notary Public*

*Commission expires* _____

[redacted]XXX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned a Notary Public in and for County and State aforesaid, personally appeared Robert B. Sneed, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of R. B. Investments a Partnership, which is a Partner of Preferred - Properties, a Partnerhip, the within named bargainor a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by himself as Partner.

Witness my hand and official seal as Nashville, Tennessee, this 16th day of June, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 3/11/90

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

50.00 feet, a distance of 42.00 feet to a concrete monument;

Thence North 83 deg. 51' 46" West 29.44 feet to a concrete monument at the intersection of the North right-of-way line of cul-de-sac and the East right-of-way line of Sycamore Lane;

Thence with the East right-of-way line of Sycamore Lane, North 06 deg. 09' 14" East 117.01 feet to a concrete monument;

Thence on a curve to the right having a radius of 25.00 feet a distance of 39.26 feet to the point of beginning.

Containing 20,424 square feet, (0.47 acres, more or less).

Being the same property conveyed to Preferred - Properties by deed from Gilbert N. Smith of record in Book 6896, page 481, Register's Office of Davidson County, Tennessee.

37814
IDENTIFICATION REFERENCE
JUN 10 1 58 PM '87
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

295000.00- CAMT.
826.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 835.50-
0869A06/18/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3781 4.

IDENTIFICATION REFERENCE

JUN 18 1 58 PM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 95135