THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00260498
BOX 35

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Steve A. Gibson (NAME) | Sovran Mortgage Corporation (NAME) | MAP 117-5 |
| 3434 Hampton Ave. (STREET ADDRESS OR ROUTE NUMBER) | 201 East Cary Street (STREET ADDRESS) | PARCEL 84 |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Richmond, VA 23219-3736 (CITY) (STATE) (ZIP) | |

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

Cash in hand paid by Steve A. Gibson and wife, Sherrie D. C. Gibson and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 7983 PAGE 408

D. Clifton Walker and wife, Elizabeth H. Walker have this day bargained and sold, and do hereby transfer and convey unto the said Steve A. Gibson and wife, Sherrie D. C. Gibson the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 4 on the unrecorded Plan showing Subdivision of the South part of a 6.28 acre tract on the North side of Hampton Avenue, described according to a survey of W.B. Southgate, Surveyor, dated June 23, 1941, as follows:

Beginning in the northerly margin of Hampton Avenue at the southeast corner of Lot No. 3 on said Plan; thence with the northerly margin of Hampton Avenue, eastwardly 100 feet, to a westerly line of the Hampton tract and a fence; thence with the westerly line of said tract, northerly 9 1/2 deg. West, 288 feet, to a point; thence westwardly with a fence, South 85 deg. West, 93 feet, to the northeast corner of Lot No. 3; thence with the easterly line or Lot No. 3, 279 feet, to the beginning.

Being the same property conveyed to D. Clifton Walker and wife, Elizabeth H. Walker by deed from Barbara G. Read, a widow, of record in Book 7034, page 289, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 360,000.00

Subscribed and sworn to before me this the 9th day of November 1989

My commission expires: 1-23-93 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 3434 Hampton Avenue, 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 9th day of November, 19 89, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

D. Clifton Walker

Elizabeth H. Walker

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* D. Clifton Walker and wife, Elizabeth H. Walker

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

*Witness my hand and official seal at* Nashville, *Tennessee, this* 9th *day of* November, *19* 89.

Cynthia O'Dell *Notary Public*

*Commission expires* 1/23/93

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* _____

4092 11/14 0101 03CHECK 1195.00

86 11 7 5 9

IDENTIF. TREFERENCE

Nov 14 11 42 AM '89

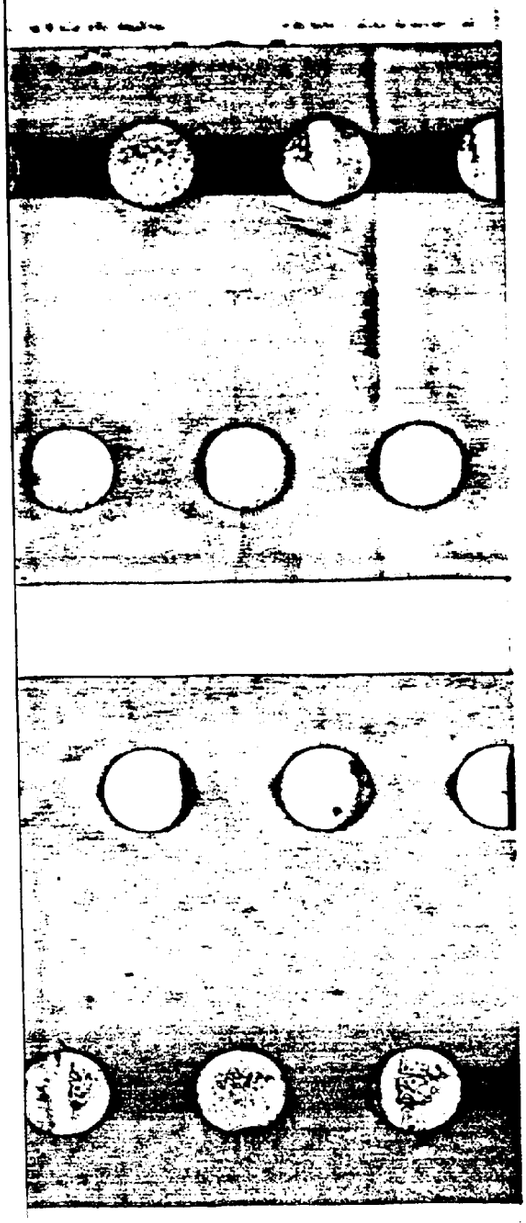
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

**WARRANTY DEED**

FROM

TO

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



**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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT 360000.00
CON TX 1188.00
PRFEE 1.00
WDEED 6.00
TOTAL 1195.00
CHECK 1195.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10 0001 4092

8117 59

IDENTIF. REFERENCE

Nov 14 11 42 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 266329