THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Carl L. Gibson, et ux 6252 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 12 Parcel 138 Field Book 10D 51557

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILSON W. HOFFMAN, JR., a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CARL L. GIBSON and wife, ALBERTA O. GIBSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 26 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the southerly margin of Baker Road (said point being South 58° 21' 14 " West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70° 58' 23" for a distance of 385.86 feet; thence, North 46° 09' 44" West 81.89 feet to a point; thence, North 46° 09' 44" West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36° 28' 20" for a distance of 378.88 feet; thence, North 86° 35' 19" West 141.00 feet; thence, North 86° 35' 19" West 250.24 feet; thence, North 86° 52' 09" West 150.18 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South 5° 54' 41" West 902.99 feet to an iron pin; thence, North 84° 06' 48" West 250.00 feet to an iron pin; thence, North 5° 54' 41" East 890.95 feet to an iron pin in the southerly margin of Baker Road; thence, with said margin of said road South 86° 52' 09" East 250.29 feet to the point of beginning and containing 5.15 acres, more or less.

BEING the same property conveyed to Wilson W. Hoffman, Jr. by deed from Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman of record in Book 6882, page 295, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property on Baker Road, Goodlettsville, TN 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, when due.

2. Subject to restrictive covenants contained in the deed of record in Book 6882, page 295, said Register's Office.

3. Subject to an easement for right of way granted to Southern Bell Telephone & Telegraph Co. of record in Book 1118, page 463, said Register's Office, if applicable.

4. Subject to an easement for right of way for public roads granted to Davidson County, TN of record in Book 1634, page 623, said Register's Office, if applicable.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 4th day of October, 1994.

"GRANTORS"

Wilson W. Hoffman, Jr.
WILSON W. HOFFMAN, JR.

"GRANTEES"

Carl L. Gibson
CARL L. GIBSON

Alberta O. Gibson
ALBERTA O. GIBSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILSON W. HOFFMAN, JR., CARL L. GIBSON and ALBERTA O. GIBSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 4th day of October, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Carl L. Gibson
Affiant

Sworn to and subscribed before me on this the 4th day of October, 1994.

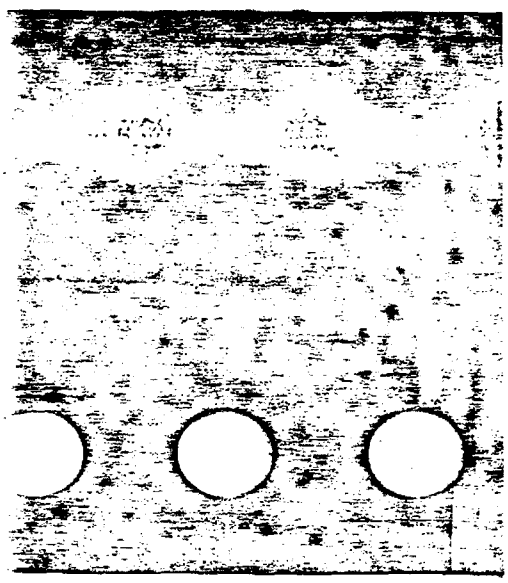
Patsy C. Davidson
NOTARY PUBLIC

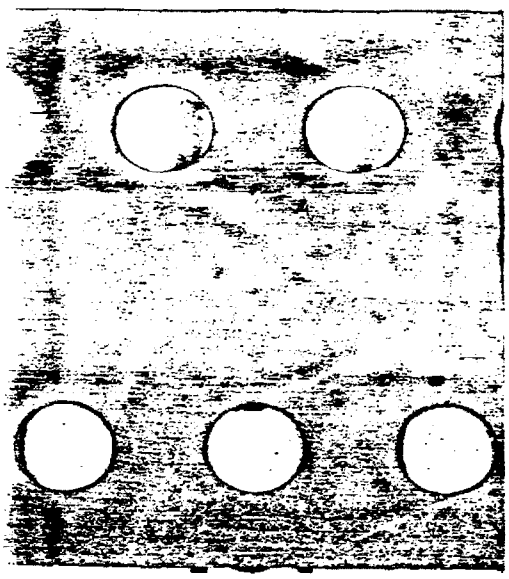
My Commission Expires: 12/6/97

99024
IDENTIF. & REFERENCE
91 OCT 12 AM 9:52
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7211 10/12 0101 03CHECK 186.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9490 PG 779

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

CAMT 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 8.00
TOTAL 186.60
CHECK 186.60

10/12/94 01 09:51 0001 7212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 OCT 12 AM 9:

FELIX Z. WILSON
DAVIDSON COUNTY, TN

99024
IDENTIF. ↑ REFERENCE

No. 843421