BK 9527 PG 271

Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 19 94

Notary Public

My Commission Expires Nov. 22, 1997

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TAX

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tri-County Builders Partnership	NEW OWNER Same	MAP 50-15
(NAME)	(NAME)	
~~1322 1324 Pennock~~/3249 Vailview	4205 Gallatin RD	PARCEL 129
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville Tenn. 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clyde W. Gibbs and Joann C. Gibbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tri-County Builders Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 527 on the plan of Section Three, Parkwood Estates, of record in Book 3300, page 31, Register's Office for said Register's Office.

SAID Lot No. 527 fronts 75.0 feet on the northwesterly margin of Vailview Drive and extends back 171.9 feet on the southwesterly line and 174.2 feet on the northeasterly line to a dead line in the rear, measuring 75.03 feet thereon.

Being the same property conveyed to Clyde W. Gibbs and wife, Joann C. Gibbs by deed from Hugh T. Nichols and wife, Anita Mark Nichols of record in Book 6394, page 143, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 3300, page 31; any and all restrictive covenants and/or easements running with the land; taxes for the years 1993 and 1994 have been paid at closing and prorated with subsequent years taxes have been assumed by the Grantees.

( ) unimproved (X) improved property, known as 3249 Vailview Drive (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) 37207 (Postal Zip)

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. Wherever 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 hand s this 21st day of November 19 94

Clyde W. Gibbs

Joann C. Gibbs

BOOK 9527 PG 202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde W. Gibbs and Joann C. Gibbs

the 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 21st day of November 19 94.

Commission expires My Commission Expires Nov. 22, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

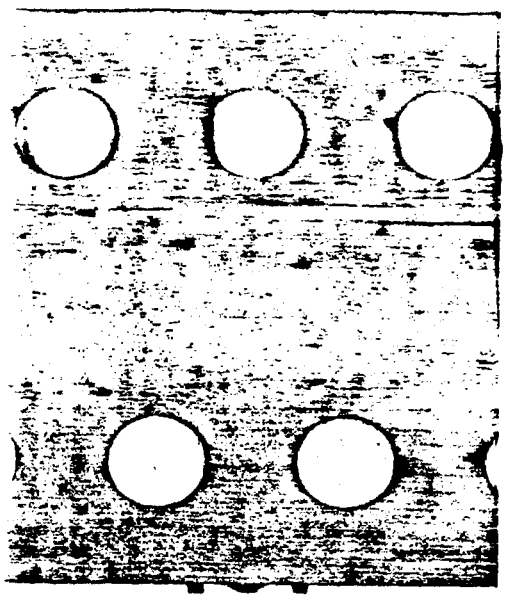
Notary Public

94 NOV 22 PM 3:41
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE

6403 11/22 0101 03CHECK 197.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9527 PG 203

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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 8.00
TOTAL 197.70
CHECK 197.70

11/22/94 01 15:41 0001 6403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11123
IDENTIF. ↑ REFERENCE

94 NOV 22 PM 3:41

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 856454