BOOK 9538 PG 456

BOX 15

" SPECIAL WARRANTY DEED "

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Craig S. Gibbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: May 4, 1997
(AFFIX SEAL)

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215
File #9051

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig S. Gibbs (NAME)	Same (NAME)	MAP 136-13
3017 Goodwin Drive (ADDRESS)	(NAME)	PARCEL 111
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(ADDRESS) (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, State Street Bank and Trust Company, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig S. Gibbs and wife, Trudi S. Gibbs

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. 20 on the Plan of Edge-O-Lake Estates, Section 20-A, as of record in Book 5200, page 183, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to State Street Bank and Trust Company, Trustee by deed from Arnold M. Weiss, Substitute Trustee of record in Book 9411, page 178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

By, through, and under, but not otherwise the following limitation of warrantees shall be deemed superior and override any others contained herein:

Warrantees contained herein extend only to Grantee herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantor.

94 DEC -5 PM 3:18
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 14766

unimproved ( )
This is improved (X) property, known as 3017 Goodwin Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (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 my hand this 1st day of December 19 94

State Street Bank and Trust Company, Trustee
By:
RAYMOND KOMINSKI
VICE PRESIDENT

BOX 15

STATE OF TENNESSEE
COUNTY OF

BOOK 9538 PG 457

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named _____

the 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_____.

Commission expires _____

_____
Notary Public

STATE OF MARYLAND
COUNTY OF BALTIMORE

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Raymond Kominski and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Ryland Mortgage Co. as servicer for State Street Bank the within named bargainor, and corporation, and that he as such Vice President 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 Raymond Kominski as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at 11000 Broken Land Pkwy. Columbia MD on this the 28 day of Nov. 19 94.

My commission expires _____

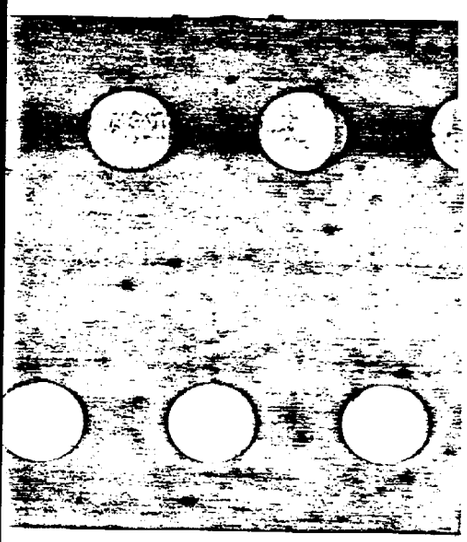
Brad P. Wachsmuth
Notary Public

Brad P. Wachsmuth
Notary Public
Baltimore County
My Comm. Exp. Sept. 2, 1998

Warranty Deed from State Street Bank and Trust Company, Trustee, to Craig S. Gibbs and wife, Trudi S. Gibbs.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215 File #9051

0319 12/05 0101 03CHECK
16.50



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

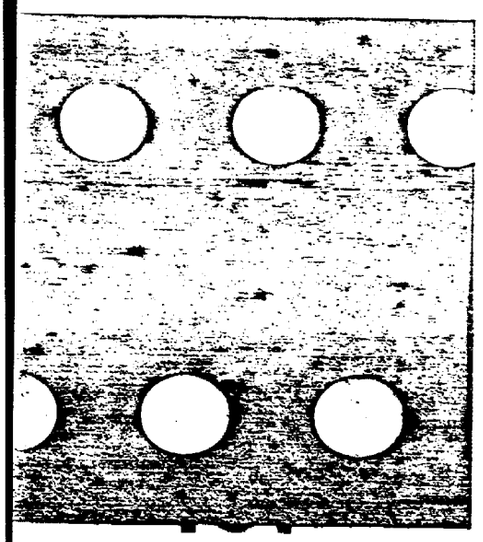
RECEIVED OF _____

FOR _____

BOOK 9538 PG 458

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/94 01 15:17 0001 0319

114766
IDENTIFICATION REFERENCE
94 DEC -5 PM 3:16
REGISTER
DAVIDSON COUNTY, TN.

No. 860322