STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 96

Notary Public

My Commission Expires November 20, 1998

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew B. Gibson, Trustee (NAME) | Andrew B. Gibson, Jr. (NAME) | 160-15A-65.00CO |
| 225 Hearthstone Manor Lane (ADDRESS) | Noel Place Suite 600 | 6DU-82104 |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | 200 4th Ave North (ADDRESS) Nashville, Tn. 37219 (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, Jo Ann B. Avery, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew B. Gibson, Trustee

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:

BEING Unit No. 65 on the Plan of Hearthstone Manor, Phase 4, a planned unit development, of record in Book 6250, page 990, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jo Ann B. Avery, unmarried, by deed from Radnor Homes, Inc., of record in Book 7264, Page 398, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6250, page 990; restrictions of record in Book 5409, page 485; Declarations of covenants, conditions & restrictions of record in Book 6424, page 839, Book 6582, page 154, Book 6600, page 3, Book 6884, page 251 and Book 6916, page 230 as rerecorded in Book 7393, page 749 and amended in Book 7398, page 907 and Book 7403, page 563; Charter of record in Book 6437, page 852; all of record in the Register's office for Davidson County, Tennessee.

IDENTIF. & REFERENCE 0156866

96 MAR -5 AM 11:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 225 Hearthstone Manor Lane, Brentwood, TN 37027
(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 28th day of February 19 96

Jo Ann B. Avery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9968 PG 503

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jo Ann B. Avery, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February 19 96.

Commission expires 11/26/96

Judy S. Wells
Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

**WARRANTY DEED**

**FROM**

Jo Ann B. Avery

**TO**

Andrew B. Gibson, Trustee

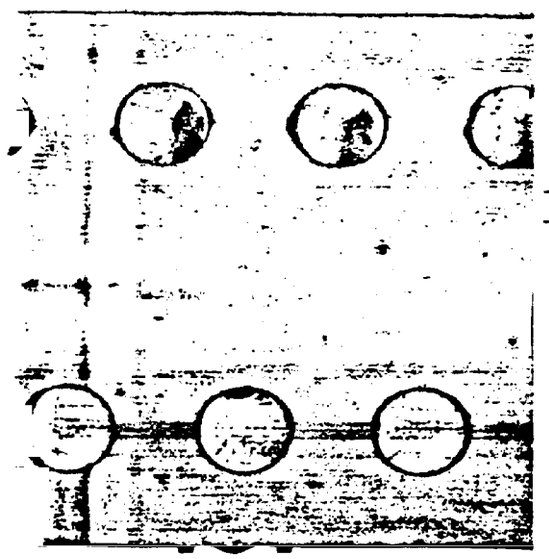
**RETURN TO:**

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

4912 03/05 0101 03CHECK

599.05





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

RECEIVED OF _____

FOR _____

BOOK 9968 PG 504

| | | |
|---|---|---|
| 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
186500.00
CON TX 690.05
PRFEE 1.00
WDEED 8.00
TOTAL 699.05
CHECK 699.05

03/05/96 01 11:05 0001 4912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156866
IDENTIF. # REFERENCE

96 MAR -5 AM 11:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1013029