BK/VOL 10337 PG 695

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Garry G. Gibson and wife, Hala N. Gibson 402 Rose Hall Nashville, TN 37212	104-6-N-402	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Robert P. Thomas (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Garry G. Gibson and wife, Hala N. Gibson (the "Grantees"), Grantees' successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, and Book 332, page 15, Register's Office for Davidson County, Tennessee.

3. The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed establishing a Horizontal Property Regime of Rose Hall Condominiums of record in Book 7307, page 760, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 7307, page 769, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Robert P. Thomas
Affiant

Subscribed and sworn to before me this 31 day of January, 1997.

Notary Public
My Commission Expires: 5/23/98

97 FEB -3 PM 2:13
ELIA C. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0269552
IDENTIFICATION REFERENCE

0395388.01
009300-002 01/27/97

This is improved property, known as 402 Rose Hall, 33rd Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Cathy W. Thomas, wife of Robert P. Thomas, joins in this conveyance for the express purpose of waiving or relinquishing any marital rights that she may have in the property and for no other purpose.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31 day of January, 1997, effective February 1, 1997.

ROBERT P. THOMAS

CATHY W. THOMAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lucia B. Lane, Notary Public, Robert P. Thomas, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of January, 1996.

Lucia B. Lane
Notary Public
My Commission Expires: 5/23/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lucia B. Lane, Notary Public, Cathy W. Thomas, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of January, 1996.

Lucia B. Lane
Notary Public
My Commission Expires: 5/23/98

0395388.01
009300-002 01 27 97

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 402 on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, Register's Office for Davidson County, Tennessee, which amends Lots 37, 38, 40 and 41 of Bransford Realty Company's West End Avenue Place of record in Book 332, page 15, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert P. Thomas by Deed of record in Book 8649, page 360, Register's Office for Davidson County, Tennessee.

2551 02/03 0101 03CHECK 475.50

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

RECEIVED OF _____

FOR _____

BOOK 10337 PG 698

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 125000.00
CON TX 462.50
PRFEE 1.00
WREED 12.00
TOTAL 475.50
CHECK 475.50

02/03/97 01 14:15 0001 2551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269552
IDENTIF. ↑ REFERENCE

97 FEB -3 PM 2:13
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1113072