BOOK 10576 PG 549

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL D. GIBBS (NAME)	NEW OWNER (NAME)	MAP 118-7
2913 Berry Hill Drive (ADDRESS)	(ADDRESS)	PARCEL 084.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	BH-04565

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, LILLIAN K. BOYLES, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL D. GIBBS AND WIFE, PAMELA S. GORDON

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. 28 on the Plan of Berry Hill Subdivision, of record in Plat Book 3300, page 20, said Register's Office, to which plan reference is hereby made for a more complete legal description.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of the property sold to State of Tennessee in Book 4378, page 350, said Register's Office, described as follows:
Beginning at a point in the common line of Lots 27 and 28 on the aforesaid plan; said point being 143 feet westerly from the west margin of Berry Hill Drive; thence, with said common line westwardly 109.9 feet to the easterly margin of the CSX Transportation, Inc. (formerly Louisville & Nashville Railroad) right of way; thence, with the said right of way northwardly 68.1 feet to the southwest corner of Lot No. 29 on said plan (also being the northwest corner of the said Lot No. 28); thence, with the southerly boundary of Lot No. 29 eastwardly 189.4 feet to a point; thence, South 37° 18' West 103.5 feet to the point of beginning and containing 0.24 acres, more or less.

BEING the same property conveyed to Lillian K. Boyles, an unmarried woman, by Deed from Paul E. Cook, an unmarried man, of record in Book 9626, Page 537, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2913 Berry Hill Drive, Nashville, TN 37204
(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 19th day of August 19 97

Lillian K Boyles
LILLIAN K. BOYLES

BY: Gerald H. Langley atty-in-fact
GERALD H. LANGLEY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

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 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

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to restrictive covenants of record in Book 3282, Page 204, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of LILLIAN K. BOYLES pursuant to a Power of Attorney executed by same on the 2nd day of July, 1997, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of August, 1997, before me personally appeared GERALD H. LANGLEY to me known to be the person who executed the foregoing instrument in behalf of LILLIAN K. BOYLES and acknowledged that he executed the same as the free act and deed of said LILLIAN K. BOYLES.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission expires: 5/27/01

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

97 AUG 21 AM 9:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

11339700

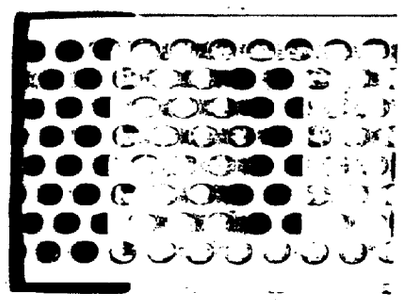
9150 08/21 0101 03CHECK 360.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10576 PG 551

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

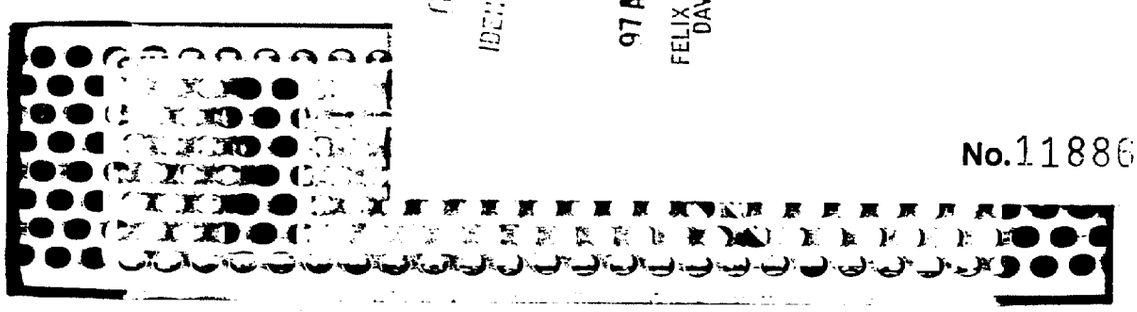
CAMT 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

~~08/21/97 01 05:52 0001 9150~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0339700
IDENTIFICATION REFERENCE

97 AUG 21 AM 9:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1188690