50

BK 10782 PG 310

WARRANTY DEED

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF January 19 98

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC LARGE DAVIDSON COUNTY TENNESSEE

MY COMMISSION EXPIRES: 1-5-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina M. Wright (NAME)	COUNTRYWIDE FUNDING CORP (NAME)	Map 33
1006 Bingham Drive (ADDRESS)	155 NORTH LAKE AVE (ADDRESS)	Parcel 182
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	PASADENA CA 91109 (CITY) (STATE) (ZIP)	10D-32640

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, Alfred Leon Gibbs Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tina M. Wright

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. 17 on the Plan of Plantation Estates, Section 5 as of record in Plat Book 5210, Page 219, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to John B. Gibbs et ux, by Decree from the Davidson County Chancery Court, Part I, of record in Book 5514, Page 412, Register's Office for Davidson County, Tennessee. The said John B. Gibbs further conveyed all his right, title and interest in and to herein described property to Betty Louise Gibbs by Quitclaim Deed of record in Book 5568, Page 333, said Register's Office. The said Betty Louise Gibbs, a/k/a Betty L. Gibbs having since died testate on September 13, 1995 devising her Estate to Alfred Leon Gibbs by her Last Will and Testament of record in Will Book 201, Page 176, Probate Court for Davidson County, Tennessee (Case No. 95P-1601), a certified copy of which is being recorded simultaneously herewith. The said Alfred Leon Gibbs having since died on April 29, 1997 testate devising his Estate to Judy A. Gibbs and appointing Judy A. Gibbs as Personal Representative of said Estate by his Last Will and Testament of record in Will Book 213, Page 226, Probate Court for Davidson County, Tennesssee (Case No. 97P-714, a certified copy of which is being recorded simultaneously herewith.

CONTINUED

This is improved (X) unimproved ( ) property, known as 1006 Bingham Drive, Goodlettsville, TN 37072
(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 30th day of January 19 98

Alfred Leon Gibbs Family Trust
By: Judy A. Gibbs, Trustee
Judy A. Gibbs, Trustee

Judy A. Gibbs
Judy A. Gibbs, individually

JOHN B. GIBBS FAMILY TRUST
BY: Judy A. Gibbs, Trustee
Judy A. Gibbs, Trustee

BOOK 10782 PG 311

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 Judy A. Gibbs, individually and as Trustee of the John B. Gibbs Family Trust and the Leon Alfred Leon Gibbs Family Trust 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 Nashville, Tennessee, this 30th day of January 1998

Commission expires ____

Diane L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Judy Gibbs and ____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee and ____ respectively of the Alfred Leon Gibbs Family Trust the within named bargainor, and corporation, and that he as such Trustee 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 Judy Gibbs as such Trustee, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at Madison, TN on this the 30th day of January 1998.

My commission expires ____

Notary Public

LEGAL DESCRIPTION CONTINUATION

The said Judy A. Gibbs, individually and as Trustee of the John B. Gibbs Family Trust joins in this instrument individually and as Trustee of the John B. Gibbs Family Trust solely for the purpose of conveying any and all interest she might have in and to property shown above in those capacities.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAT OF PLANTATION ESTATES, SECTION FIVE OF RECORD IN PLAT BOOK 5210, PAGE 219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

98 FEB -4 PM 12:34
DAVIDSON COUNTY, TN.
0397220
IDENTIFICATION REFERENCE
9852 02/04 0101 03CHECK 490.0

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

RECEIVED OF _____

FOR _____ BOOK 10782 PG 312

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
130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00
02/04/98 01 12:33 0001 9652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0397220
IDENTIF. A REFERENCE

98 FEB -4 PM 12: 34
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1250210