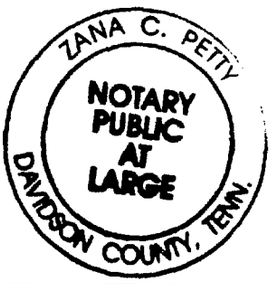
BOOK 10786 PG 520 BOX 45

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Gerald A. Gibbons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gerald A. Gibbons (NAME) | New Owner (NAME) | MAP 94-1 |
| 618 A S. 12th Street (ADDRESS) | (ADDRESS) | PARCEL 51 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | (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, Christina Ribbons, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald A. Gibbons, single

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:

A TRACT or parcel of land, together with all improvements and appurtenances thereunto belonging, situated and lying in the State of Tennessee, County of Davidson, and more particularly described as follows:

BEING Lot No. 43 on the Plan of Rayne, Blakemore Cummins Addition to Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, described as follows: Said Lot No. 43 fronts 50 feet on the westerly side of 12th Street and runs back between parallel lines 161 feet to an alley.

BEING the same property conveyed to Christina Ribbons by deed from Roy Thompson and wife, Katherine Thompson, of record in Book 10532, Page 377, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

0923 02/06 0101 03CHECK 173.65

unimproved ( )
This is improved ( X ) property, known as 618 South 12th Street, Nashville, TN 37206
(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 4th day of February, 19 98

Christina Ribbons

FILE BOX 45

BOOK 10786 PG 521

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 Christina Ribbons, married

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 Nashville, Tennessee, this 4th day of February, 19 98.

Commission expires January 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

0398398

IDENTIF. → REFERENCE

98 FEB -6 PM 3:01

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 10786 PG 522

FOR _____

| | | |
|---|---|---|
| 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 44500.00
CON TX 164.65
PRFEE 1.00
WDEED 8.00
TOTAL 173.65
CHECK 173.65

02/06/98 01 15:00 0001 0923

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0398398
IDENTIF. ↑ REFERENCE

98 FEB -6 PM 3:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1251469