This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00284557

BOOK 10807 PG 311

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PATRICK J. GIBBONS	AMSOUTH BANK	Map 150-11
(NAME) 6016 LEGEND DRIVE	(NAME) 2050 PARKWAY OFFICE CIRCLE	Parcel 308
(STREET ADDRESS OR ROUTE NUMBER) ANTIOCH, TN 37013	(STREET ADDRESS) BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Joseph Luke Hunsaker and wife, Donna E. Hunsaker *have this day bargained and sold, and do hereby transfer and convey unto the said* PATRICK J. GIBBONS and wife, REBECCA S. GIBBONS *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Phase 1, Belle Oaks Subdivision (formerly Mt. View Subdivision & Acura Subdivision), of record in Book 6900, page 768, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph L. Hunsaker and wife, Donna E. Hunsaker, as tenants by the entirety, by Warranty Deed from James G. Campbell and wife, Lisa P. Campbell, of record in Book 9650, page 169, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $128,000.00

Subscribed and sworn to before me this the 20th *day of* FEBRUARY *19* 98

Affiant

My commission expires: 7-25-99

Notary Public

DAVIDSON COUNTY PUBLIC NOTARY MAR 2

This is unimproved ( ) property, known as 6016 Legend Drive, Antioch, TN 37013 *improved (X)*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 our hand this 20th *day of* FEBRUARY, *19* 98, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph Luke Hunsaker
Husband

Donna E. Hunsaker
Donna E. Hunsaker
Wife

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tanya Holleran, *a Notary Public in and for said County and State,* Joseph Luke Hunsaker and Donna E Hunsaker as husband and wife, *the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Davidson Co State of TN, *this* 20 *day of* Nov 1997

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE TANYA HOLLERAN

My Commission Expires Jan. 27 2001

Tanya Holleran
Notary Public

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* ___ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

Encumbrances:

1. Taxes for 1997 and all subsequent years.

2. Restrictive Covenants contained in an instrument of record in Book 7821, page 266, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3. Subject to all matters shown on the Plan of record in Book 6900, page 768, in said Register's Office.

4. Agreement regarding the furnishing of sewer and water tap to an existing house located on adjoining property, together with an easement for ingress and egress to said house until public streets are completed, as contained and set forth in Warranty Deed of record in Book 7140, page 9, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

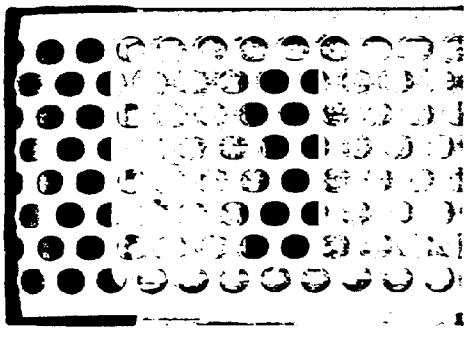
FROM

TO

7147 02/24 0101 03CHECK

98 FEB 24 PM 1:29

040199



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

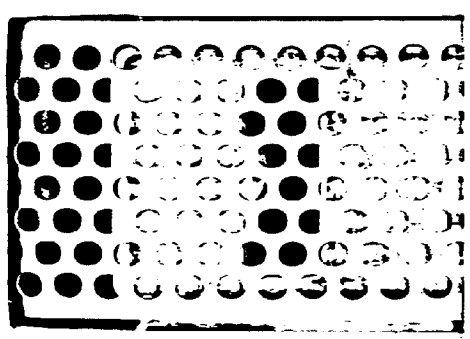
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT
108000.00
CO. TX 473.40
PRFEE 1.00
MISC 8.00
TOTAL 482.60
CHECK 482.60
02/24/98 01 13:09 0001 7147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04041199

IDENTIFICATION & REFERENCE

98 FEB 24 PM 1:30

No.1257624