10964 969

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 19 98

Notary Public

MY COMMISSION EXPIRES January 27, 2001

(AFFIX SEAL)

PUBLIC AT LARGE TN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIM P. GIBBS (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 52-16
1225 BERWICK TRAIL (ADDRESS)	5111 MARYLAND WAY SUITE 206 (ADDRESS)	PARCEL 33
MADISON, TN 37115 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (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, LLOYD E. BARBER AND WIFE, MAIDELLE BARBER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM P. GIBBS AND WIFE, LINDA A. GIBBS

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. 30 on the Map of Marlin Meadows, Section No. 4, which is of record in Book 2133, page 67, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southeasterly margin of Allen Pass at the common corner of Lots 29 and 30; thence with said pass in a southeasterly direction 175 feet to a monument at the beginning of a curve; thence around said curve in a southeasterly direction 39.27 feet to a concrete monument in the northerly margin of Berwick Trail; thence with said Trail southeasterly 175 feet to a corner of Lots 30 and 31; thence with the line between said lots in a northeasterly direction 230 feet to a corner of Lots 29 and 30; thence with the line between said lots northwesterly 216.4 feet to the beginning.

Being the same property conveyed to Lloyd E. Barber and wife, Maidelle Barber by deed of record in Book 10697, page 787, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1225 BERWICK TRAIL, MADISON, TN 37115
(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 our hand S this 22nd day of May, 19 98

Lloyd E. Barber
LLOYD E. BARBER

Maidelle Barber
MAIDELLE BARBER

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 LLOYD E. BARBER AND WIFE, MAIDELLE BARBER

the bargainor AT with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 22nd day of May 1998.

Commission expires January 27, 2001

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

0446910

IDENTIF. & REFERENCE

98 JUN -5 PM12:58

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

6872 06/05 0101 03CHECK 421.36

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

RECEIVED OF _____

FOR _____

BK 10964 PG 971

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 111450.00
CON TX 412.36
PRFEE 1.00
WDEED 8.00
TOTAL 421.36
CHECK 421.36

06/05/98 01 17:01 0001 6872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446910
IDENTIF. ↑ REFERENCE

98 JUN -5 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302771