BOOK 10954 PG 154

County 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE TENN. My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Gibson (NAME)	NationsBanc Mortgage Corporation (NAME)	160-11-A-035
125 Bridlington Lane (ADDRESS)	P. O. Box 353 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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, Bruce T. Murphy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Gibson and wife, Joan M. Gibson

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, TN, being Lot No. 35 on the Plan of Hemmingwood, Phases II, III and IV, of record in Book 6900, Pages 7 and 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce T. Murphy by deed from Charles Thomas Livsey and wife, Dianne Marie Livsey of record in Book 9165, Page 215, Register's Office for Davidson County, TN.

Subject to Restrictive Covenants in Book 6925, Page 268, Book 6948, Page 268, Book 7296, Page 387, Book 7474, Page 205, Book 6730, Page 329 and Book 6892, Page 540 (as to Heritage Heights, a/k/a Hemmingwood); Storm Water Detention Agreement in Book 6728, Page 672; Easements in Book 7310, Page 777, Book 7572, Page 939; Charter in Book 6704, Page 373 and amended in Book 6936, Page 894; Dedication in Book 6962, Page 404, rerecorded in Book 7207, Page 84; and all matters shown on the plan of record.

0452755
IDENTIF. & REFERENCE
98 JUN 19 AM 11:59
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 125 Bridlington Lane, Brentwood, TN 37027
(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 15th day of June 19 98

Bruce T. Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce T. Murphy

the bargainor _____, 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 Brentwood, Tennessee, this 15th day of June, 19 98.

Commission expires January 29, 2000

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TN. My Comm. Exp.

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

3160 06/19 0101 03CHECK

967.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10984 PG 156

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
259000.00
CON TX 958.30
PRFEE 1.00
WDEED 8.00
TOTAL 967.30
CHECK 967.30
06/19/98 01 11:59 0001 3160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452755
IDENTIF. & REFERENCE

98 JUN 19 AM 11:59

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1308994