THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Delton H. Truitt, et ux 305 Freda Villa Madison, Tn. 37115	Same as New Owner	Map 51-11 Parcel 58

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARTHA M. GIBBS, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto DELTON H. TRUITT and wife, SUE TRUITT, hereinafter referred to as 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. 79 on the Plan of Oakland Acres, Section 10, as of record in Book 2900, page 140, Register's Office for said County.

SAID Lot No. 79 fronts 120 feet on the southeasterly side of Freda Villa and runs back 379.8 feet on the northeasterly line and 382.7 feet on the southwesterly line to a dead line in the rear on which it measures 120 feet.

BEING the same property conveyed to K. Neil Gibbs, Jr. and wife, Martha M. Gibbs, by deed from Julian L. Frey and wife, Kathryn P. Frey, of record in Book 3538, page 259, Register's Office for Davidson County, Tennessee. The said K. Neil Gibbs, Jr. died testate on 9/12/88, survived by his wife, Martha M. Gibbs, who became vested with ownership and title to the said property in fee simple. Martha M. Gibbs represents and warrants that all debts and obligations owing by K. Neil Gibbs, Jr. during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 305 Freda Villa, Madison, TN 37115.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 2900, page 140, said Register's Office.

3. Subject to easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County of record in Book 4084, page 489, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Martha M. Gibbs

MARTHA M. GIBBS, a single woman

"GRANTEES"

Delton H. Truitt

DELTON H. TRUITT

Sue Truitt

SUE TRUITT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA M. GIBBS, a single woman, and DELTON H. TRUITT and wife, SUE TRUITT, 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, at office, this the 27th day of May, 1999.

Diana C. Frey

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Sue Truitt

Affiant

Sworn to and subscribed before me, this the 27th day of May, 1999.

Diana C. Frey

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

MAIL ENV.

GILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

99 MAY 28 PM 4:09

ÜÜERLAP & REFERENCE

0593065

584.50 CHECK 0101 02/50 09/27

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11500 PG. 959

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0593065

IDENTIF. # REFERENCE

99 MAY 28 PM 4:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	155000.00
CON TX	573.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	584.50
CHECK	584.50

05/28/99 01 16:12 0001 2527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467075