PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (gj) Title No: 41074
Dav. Co. File: Box 8

99 JUL -1 PM 3:37
CHILL GRAY-ELT REGISTER
DAVIDSON COUNTY, TN.

00006633
IDENTIFICATION REFERENCE

BOOK 11553 PAGE 596

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leigh-Ann Hackett Higgins 100 53rd Avenue North Nashville, TN 37209	SunTrust Bank, Nashville, N.A. 201 Fourth Avenue North, 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 103-3-84

POST 07/01 0101 03CHECK 4E8.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 129000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kim E. Gibbons, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leigh-Ann Hackett Higgins,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Dickens Subdivision of record in Book 3300, page 24, Register's Office for said County.

SAID Lot No. 6, which is a corner lot, fronts 111.2 feet on the northerly margin of Wyoming Avenue and fronts 46.2 feet on the easterly margin of 53rd Avenue North, said frontages being joined by a curve having a length of 31.3 feet, and extends back 131 feet on the northerly line and 66 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Kim E. Gibbons, unmarried, by deed from Thomas H. Rutherford it ux Martha Stoney Rutherford of record in Book 7316, page 488, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 24, said Register's Office, which Plan shows a 20 and 30 foot minimum building setback line from Wyoming Avenue and 53rd Avenue North respectively; Restrictive covenants of record in Book 3401, page 37, said Register's Office.
This is improved property, known as: 100 53rd Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 1999.

Kim E. Gibbons

Kim E. Gibbons

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State of Tennessee
County of Davidson

On this 30th day of June, 1999, before me the undersigned authority, personally appeared **Kim E. Gibbons**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/[illegible]/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129000.00

Affiant

Sworn and subscribed before me on the 30th day of June, 1999.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/[illegible]/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0606633

IDENTIF. # REFERENCE

99 JUL -1 PM 3:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	129000.00
CON TX	477.30
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	488.30
CHECK	488.30

07/01/99 01 15:39 0001 7039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485477