This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

BOOK 11650 PAGE 636

ADDRESS NEW OWNER:
Steve D. Gibson
4007 Bonnacreek Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P. O. Box 35140
Louisville, KY 40232

MAP 075-13-0
GROUP
PARCEL 220

99 SEP -3 PM 3:18
REGISTER
DAVIDSON COUNTY, TN.

06325594

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald C. Cantrell and wife, Gail W. Cantrell** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Steve D. Gibson and wife, Karen L. Gibson**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1070 on the Plan of HERMITAGE HILLS, Section IX, as of record in Book 3600, page 97, in the Register's Office of Davidson county, Tennessee.

Said Lot No. 1070 fronts 86.0 feet on the South margin of Bonnacreek Drive and extends back 209.84 feet on the westerly line 117.55 feet on the easterly line, to a dead line in the rear, measuring 115.11 feet thereon.

Being the same property conveyed to Donald C. Cantrell and wife, Gail W. Cantrell by deed from Johnnie G. Cantrell, unmarried dated May 15, 1991, of record in Book 8394, page 558, Register's Office for Davidson County, Tennessee.

This is improved property known as 4007 Bonnacreek Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1999, a lien not yet due and payable. Map 075-13-0; Parcel 220. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1999 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

392.40

2. Subject to restrictive covenants contained in an instrument of record in Book 3864, page 441, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 3600, page 97, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 30 foot minimum building setback line from Bonnacreek Drive; health department rules and regulations; a 2.5' X 25' anchor easement located in the northwesterly lot line; and a 5 foot easement for public utilities and drainage along the southerly and easterly line(s) of said property. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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 this the 31st day of August, 1999.

Donald C. Cantrell

Gail W. Cantrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donald C. Cantrell and wife, Gail W. Cantrell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 1999.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAR. 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $102,000.00.

Karen L. Gibson
AFFIANT

Subscribed and sworn to before me on this 3st day of August, 1999.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 3/25/2000

My Commission Expires MAR 25, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11650 PAGE 639

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

0632594

IDENTIFICATION REFERENCE

99 SEP -3 PM 3:18

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

PAID

	102000.00
CO TX	377.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	392.40
CHECK	392.40

09/03/99 01 15:18 0001 4987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512990