WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,422.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 99

Notary Public

MY COMMISSION EXPIRES 5-25-2003 (AFFIX SEAL) 3-23-2002

NOTARY PUBLIC LAURA K. BARBER DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lucretia Renee Gipson (NAME)	Tucker Federal Bank (NAME)	MAP 52-1
316 Harrington Avenue (ADDRESS)	P.O. Bo 21178 (ADDRESS)	PARCEL 92
Madison, TN 37115 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, Michael D. Drabicki and wife, Bree Faith Driver-Drabicki

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lucretia Renee Gipson

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:

Being Lot No. 28, Block A on the plan of Crittendon Estates, of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.

Being the same property conveyed to Michael D. Drabicki, unmarried by Warranty Deed from Charles N. Clay and wife, Melissa Y. Clay of record in Book 9725, page 425, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. IF ANY, AS MAY BE SHOWN ON THE PLAN OF CRITTENDEN ESTATES OF RECORD IN PLAT BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PLAT REFERENCE

0660036

99 NOV 23 AM 8:42

CECIL CRAWFORD REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 316 Harrington Avenue, 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 my hand this 18th day of November 19 99

Michael D. Drabicki

Bree Faith Driver-Drabicki
by: Michael D. Drabicki
Attorney-in-Fact

99/11/22 0101 03CHECK 238.18

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 Michael D. Drabicki

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 Hermitage, Tennessee, this 18th day of November, 1999.

Commission expires

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

My Commission Expires MAR. 23, 2002

State of Tennessee
County of Davidson

On this 18th day of November, 1999, before me personally appeared Michael D. Drabicki, to me known to be the person who executed the foregoing instrument on behalf of Bree Faith Driver-Drabicki and acknowledged that he executed the same as the free act and deed of the said Bree Faith Driver-Drabicki.

Witness my hand and official seal at Hermitage, Tennessee, this the 18th day of November, 1999.

My Commission expires: 3/23/2002

Notary Public

My Commission Expires MAR. 23, 2002

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

0660036

REFERENCE

99 NOV 23 AM 8:42

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11752 PAGE 687

CHGT	1400.00
COM TX	227.18
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	238.18
CHECK	238.18

11 23 99 01 08:44 0001 4133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541772