WARRANTY DEED

BOOK 11752 PAGE 707

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF November, 1999

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
GRAND CANYON PROPERTIES, LLC	SAME	MAP 61-16
(NAME)	(NAME)	
P.O. BOX 160591		PARCEL
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN. 37216		234
(CITY) (STATE) (ZIP)	(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, PHILLIP W. GIBBS, MARILYN GIBBS HELTON, CARSON GIBBS, by and through PHILLIP W. GIBBS, Attorney in Fact, and wife, GOLDNA R. GIBBS, by and through

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRAND CANYON PROPERTIES, LLC

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, Tennessee, being the southerly part of Lot No. 57 of Block "C" on the Map of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for said County.
Said part of said lot fronts 50 feet on the northerly side of Ardee Avenue and extends back 210.1 feet on the easterly line and 207.6 feet on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Phillip W. Gibbs, Marilyn Gibbs Helton and Patricia Gibbs Smith, by deed from Carson Gibbs and wife, Goldna R. Gibbs of record in Book 9992, page 720, Register's Office for Davidson County, Tennessee; the said Carson Gibbs and Goldna Gibbs having retained a life estate; and the said Patricia Gibbs Smith having died intestate, a widow, leaving as her sole heirs-at-law her three children, Sharon Benson, Angela Belew and Stacey Smith. Sharon Benson having quitclaimed her interest to Carson Gibbs and wife, Goldna R. Gibbs by quitclaim deed recorded simultaneously herewith. Angela Belew having quitclaimed her interest to Carson Gibbs and wife, Goldna R. Gibbs by quitclaim deed recorded simultaneously herewith. Stacey Smith having quitclaimed her interest to Carson Gibbs and wife, Goldna R. Gibbs by quitclaim deed recorded simultaneously herewith.

PHILLIP W. GIBBS executes this instrument as Attorney in Fact for CARSON GIBBS and GOLDNA R. GIBBS for the purpose of conveying their interest, fee and life the life estate retained by them, pursuant to Durable Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1307 ARDEE AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

*PHILLIP W. GIBBS, Attorney in Fact

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 our hand this 9th day of November, 1999

PHILLIP W. GIBBS

CARSON GIBBS
BY: PHILLIP W. GIBBS,
Attorney in Fact

GOLDNA R. GIBBS
BY: PHILLIP W. GIBBS,
Attorney in Fact

MARILYN GIBBS

0001 CHECK

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP W. GIBBS AND MARILYN GIBBS HELTON

the bargainor S, 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 and official seal at _____, Tennessee, this 9th day of November, 1999.

Commission expires 9/23/00

Carolyn Adams
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 _____.

My commission expires _____

_____
Notary Public

CONTINUATION OF LEGAL DESCRIPTION FROM PAGE ONE

This is not the principal residence of Phillip W. Gibbs and Marilyn Gibbs Helton.

This is the same legal description as on the previous deed of record.

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, PHILLIP W. GIBBS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for CARSON GIBBS AND WIFE, GOLDNA R. GIBBS and is authorized by CARSON GIBBS AND WIFE, GOLDNA R. GIBBS to execute this instrument on their behalf.

Witness my hand and official seal this the 9th day of November, 19 99.

My commission expires: 9/23/00

Carolyn Adams
NOTARY PUBLIC

CAROLYN ADAMS NOTARY PUBLIC AT LARGE

IDENTITY REFERENCE

99 NOV 23 AM 8:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0660043

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

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0660043

DELETE FOR REFERENCE

99 NOV 23 AM 8:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	62000.00
CON TX	229.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	240.40
CHECK	240.40

11-23-99 01 08:47 0001 4140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541779