BOX 50-B

PREPARED BY: ~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 41404
Dav. Co. File: Box 8

Instr:200001050001635 Page: 1 OF 2
REC'D FOR REC 01/05/2000 3:57:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1332.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathy Jabs 2003A 26th Ave. S. Nashville, TN 37212	Southeastern Mortgage of Tennessee, Inc. 115 29th Avenue South Nashville, TN 37212

TAX MAP-PARCEL NUMBERS: 104-11-235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 360,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sidney Gordon Gilbreath, IV and spouse, Elizabeth R. P. Gilbreath,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathy Jabs,** 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. 2 on the Plan of Re-subdivision of Lots Nos. 63 and 64 of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 4955, Page 9, Register's Office for said County.

SAID Lot No. 2 fonts 70.0 feet on the westerly margin of 26th Avenue South and extends back 125.0 feet on the northerly line(s) and 127.0 feet on the southerly line to a dead line in the rear, measuring 70 feet thereon.

BEING part of the same property conveyed to S. Gordon Gilbreath by deed from Morris Kornman, Elise Brooks Kornman, Robin Brooks Kornman, Irwin D. Kuntz, Jr., Lee A. Kuntz, individually and as Substitute Executor of the Estate of Hugh Farrell and Janette Kornman, Executrix of the Estate of Charlie Kornman of record in book 8023, Page 952, said Register's Office, and by Quitclaim Deed from Christine Farrell Lieberman of record in Book 8023, Page 959, said Register's Office, and by Quitclaim Deed from Joan G. Stevens of record in Book 8023, Page 961, said Register's Office. By Quitclaim Deed of record in Book 8023, Page 963, said Register's Office, a tenancy by the entirety was created in Sidney Gordon Gilbreath, IV and wife, Elizabeth R. P. Gilbreath.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is together with and subject to a driveway easement between the property conveyed hereby and the adjoining property to the south, which easement is being recorded concurrently herewith.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4955, Page 9, said Register's Office, to which plan reference is hereby made for a more complete description thereof; An unrecorded Lease Agreement dated August 20, 1989, by and between Morris Kornman and Rachel Kornman, as Lessors, and Steven Wasserman and Judith Wasserman, as Lessees; An unrecorded Lease Agreement dated June 15, 1989, by and between Morris Kornman and Rachel Kornman, as Lessors, and Kelly L. Mopus, as Lessee; An unrecorded Lease Agreement dated April 26, 1989, by and between Morris Kornman and Rachel Kornman, as Lessors, and David Barneke and Todd Andrews, as Lessees; An unrecorded Lease Agreement dated June 20, 1989, by and between Morris Kornman and Rachel Kornman, as Lessors, and Rene T. Ray, as Lessee; An unrecorded Lease Agreement dated January 1, 1990, by and between Morris Kornman and Rachel Kornman, as Lessors, and Phillip Savundararaj and David R. Hudson, as Lessees.

This is improved property, known as: 2003A 26th Ave. S. , Nashville, TN 37212

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 29th day of December, 1999.

Sidney Gordon Gilbreath, IV

Elizabeth R. P. Gilbreath

State of Tennessee
County of Davidson

On this 29th day of December, 1999, before me the undersigned authority, personally appeared **Sidney Gordon Gilbreath, IV** and **Elizabeth R. P. Gilbreath**, 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: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $360,000.00

Affiant

Sworn and subscribed before me on the 29th day of December, 1999.

Notary Public

My Commission Expires: 5-14-03