WARRANTY DEED



Instr:200002280019091 Page: 1 OF 3
REC'D FOR REC 02/28/2000 1:33:39PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $185.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: March 23, 2000
(AFFIX SEAL)

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
Barbara Gibson (NAME)	Same as New owner (NAME)	MAP 52-5
313 E. Palestine Blvd. (ADDRESS)	313 E. Palestine Blvd. (ADDRESS)	PARCEL 92
Madison, Tn 37115 (CITY) (STATE) (ZIP)	Madison, Tn 37115 (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, Janette L. Roberts, formerly known as Janette L. Perry and/or Janette L. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Gibson

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 southeasterly one-half of Lot Nos. 14 and 15 on the Plan of Red Bud Terrace Subdivision, as of record in Book 843, Page 41, Register's Office for Davidson County, Tennessee.

Said southeasterly one-half of lots nos. 14 and 15 form a corner lot and front 100 feet on the northeasterly side of East Palestine Boulevard and front 200 feet on the northwesterly side of Goldia Lock Avenue (formerly Rose Bud Terrace) and runs back between converging side lines 200 feet on the northwesterly side line and 100 feet on the northeasterly side line to a point in the rear.

Being the same property conveyed to William A. Perry and wife, Janette L. Perry by deed from Lucy Harvill of record in Book 5968, Page 796, Register's Office for Davidson County, Tennessee. The said William L. Perry having conveyed all his right, title and interest in and to subject property to Janette L. Duke, being the same person as Janette L. Perry, by Quitclaim Deed dated January 8, 1990 of record in Book 8029, Page 692, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO WATER LINE EASEMENT GRANTED TO JERRY C. HARLAN BY INSTRUMENT OF RECORD IN BOOK 6081, PAGE 351, REGISTER'S OFFICE FOR

CONTINUED

unimproved ( )
This is improved (X) property, known as 313 Palestine Blvd., 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 25th day of February, 2000

Janette L. Roberts

Janette L. Roberts

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 Janette L. Roberts, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 25th day of February, 2000.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

LEGAL DESCRIPTION CONTINUATION

DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO PROPERTY TAXES FOR THE YEAR 2000 AND SUBJECT TO NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON.