~~CERTIFIED TRUE & EXACT COPY~~

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Mail to:

WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

B-1349

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BY

The actual consideration or value, whichever is greater, for this transfer is $ 530,000.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2000

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 4/16/02

Address New Owner:	Send Tax Bill:	Map & Parcel Nos.
GRANT BIBBY 3607 Westbrook Avenue Nashville, Tennessee 37205	Property address	MPA 104-5 PARCEL 246

Instr:200004110036514 Page: 1 OF 3
REC'D FOR REC 04/11/2000 2:08:44PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1961.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THIRTY THOUSAND AND NO/100----------($ 530,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, BEN G. SISTRUNK AND WIFE, JULIE J. SISTRUNK hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GRANT BIBBY AND [redacted], KAREN KAY OMER, both unmarried 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 the westerly part of Lot No. 465 on the Plan of Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 465 fronts 65.0 feet on the southerly side of Westbrook Avenue and runs back between lines, 221.5 feet on the westerly line and 238.0 feet, more or less, on the easterly line, to an alley measuring 34.6 feet thereon.

BEING the same property conveyed to Ben G. Sistrunk and wife, Julie J. Sistrunk, by deed from Russell Wolfe and Pamela Wolfe of record in Book 10227, page 747, Register's Office for Davidson County, Tennessee.

This is improved property known as 3607 Westbrook Avenue, Nashville, Tennessee 37205

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.

GRANTORs 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 the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Richland Realty Company's Division "C" of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of April, 2000.

Ben G. Sistrunk by Steve Myers Atty in fact
BEN G. SISTRUNK

Julie J. Sistrunk by Steve Myers Atty in fact
JULIE J. SISTRUNK

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared STEVE MYERS to me known to be the person who executed the foregoing instrument in behalf of BEN G. SISTRUNK and JULIE J. SISTRUNK and acknowledged that he executed the same as the free act and deed of the said BEN G. SISTRUNK and JULIE J. SISTRUNK.

WITNESS my hand and seal this 10th day of April, 2000.

Notary Public

My commission expires: 9/29/01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Ben G. Sistrunk and Julie J. Sistrunk, husband and wife

TO

Grant Bibby and Karen Kay Omer

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027