Box 17

WARRANTY DEED

Instr:200005020044082 Page: 1 OF 2
REC'D FOR REC 05/02/2000 3:07:48PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $425.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2000

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Hayes Tibbs (NAME)	Gold Banc Mortgage, Inc. (NAME)	MAP 133-2
3207 Kinross Drive (ADDRESS)	9221 Ward Parkway, Suite 300 (ADDRESS)	PARCEL 154 AND
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Kansas City, MO 64114 (CITY) (STATE) (ZIP)	155

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, Mary Ellen Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Hayes Tibbs and wife, Felicia L. Tibbs

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 Lot Nos. 46 and 47 on the Plan of Airdrie Subdivision "B" property of D. C. Buell, as of record in Book 547, page 42, Register's Office for said County, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Henry Adams and wife, Katie Adams by deed of record in Book 2634, page 437, Register's Office for Davidson County, Tennessee. The said Henry Adams now being deceased and having predeceased Katie Adams and the property conveyed to C. D. Adams her only child and heir at law. Affidavit of Heirships of record in Book 9379, page 191, and Book 9379, page 193, said Register's Office. The said C. D. Adams now being deceased, having been predeceased by his wife, El Meada L. Adams. Said property being conveyed from C. D. Adams to Mary Ellen Hamilton by will dated August 15, 1986 and probated April 8, 1993, Docket No. 93P-505 Probate Court for Davidson County, Tennessee.

John Hamilton joins in this conveyance to convey any interest he may have as the husband of Mary Ellen Hamilton.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 547, page 42, said Register's Office.

Taxes for the year 2000 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 3207 Kinross Drive, Nashville, TN 37211
(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 1st day of May, 2000

Mary Ellen Hamilton
Mary Ellen Hamilton

John C Hamilton
John Hamilton

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 Mary Ellen Hamilton and John Hamilton

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2000.

Commission expires 5/24/2001

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY

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