(1)

Box 36
Pg 66

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

Instr:200005300052945 Page: 1 OF 2
REC'D FOR REC 05/30/2000 8:38:24AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $333.00

# WARRANTY DEED

**Name and Address of New Owner:**
**Theophilus Gipson, Jr. and Teressa Caldwell Gipson**
**1727 County Hospital Road**
**Nashville, Tennessee 37218**

**Send Tax Bills To:**
**SunTrust Mortgage, Inc.**
**P.O. Box 57028**
**Irvine, CA 9219-7028**

| **Street Address of Subject Property:** | **Map-Parcel No:** |
|---|---|
| **1727 County Hospital Road** | **Map 80-04** |
| **Nashville, Tennessee 37218** | **Parcel 029.00** |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GEORGIA SCHROEDER, A WIDOW,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **THEOPHILUS GIPSON, JR. AND WIFE, TERESSA CALDWELL GIPSON,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 13th Civil District of Davidson County, Tennessee, fronting 75 feet on the County Hospital Road, being a part of the E. H. Schroeder property; starting at an iron pin at the common corner of the Schroeder and Cundall property at the right-of-way of the County Hospital road; thence 75 feet in a southwesterly direction to a point; thence 233.9 feet in a northwesterly direction to a point; thence 75 feet in a northeasterly direction to an iron pin; thence 235 feet in a southeasterly direction to an iron pin, the point of beginning.
>
> Being the same property conveyed to Milton Schroeder and wife, Georgia Schroeder, by Deed from Ernest H. Schroeder and wife, Daisy K. Schroeder, of record in Book 2342, page 85, Register's Office for Davidson County, Tennessee. The said Milton Schroeder is now deceased.
>
> The conveyance of the above described parcel of land is subject to the following:
>
> 1. 2000 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.

**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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 26th day of May, 2000.

Georgia Schroeder
**GEORGIA SCHROEDER**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

On this 26 day of MAY, 2000, before me personally appeared Georgia Schroeder, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

J. Michael Morgan
Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 28, 2001

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

Theophilus Hepson Jr.
Affiant

Subscribed and sworn to before me, this the 26 day of MAY, 2000.

J. Michael Morgan
NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 28, 2001